



Memorandum

Date: April 25, 2013

To: Urban Renewal Agency Board

From: Jon R. Ruiz, Agency Director 

Subject: 2nd Year Report of the Expenditure Review Panel for the Downtown Urban Renewal Plan

On March 15, 2013, the ERP unanimously approved its report for the FY12 period (July 1, 2011 to June 30, 2012) and concluded "that the downtown urban renewal tax increment funds were used for the authorized purposes and in compliance with the limitations and restrictions outlined in the Plan." (See Attachment A for the ERP Memo to the Agency Director and Attachment B for the FY12 Report.) The panel also agreed that having the Urban Renewal Agency Board approve specific projects to receive funds and providing the oversight of a community based committee was an effective approach with positive outcomes. The ERP is scheduled to reconvene in January 2014, upon council's approval of the FY13 Annual Financial Report for the Urban Renewal Agency. Below is additional background information.

Background: Following considerable study and discussion, which included setting a goal and strategies to foster a vibrant downtown, council approved ordinance 20459 on May 24, 2010 to amend the Downtown Urban Renewal Plan. The amendment was targeted at specific projects that would generate economic development momentum downtown. The amendment:

- 1) increased the spending limit by \$13.6 million to cover three specific projects;
- 2) established an oversight committee to review tax increment spending on an annual basis (the ERP); and
- 3) set the Downtown District to terminate after debt issued to pay for the projects is repaid or defeased.

The three downtown projects are: 1) assistance to Lane Community College for their project on the 10th and Charnelton Development Site, 2) additional downtown urban renewal assistance in funding the Broadway Place Garages so that the Garages remain available and in good condition to support other development and redevelopment in downtown (and, at the same time, to enable improvements to public safety downtown), and 3) infrastructure improvements to the Park Blocks to provide better opportunities for the Farmers' Market.

Specifically, the ERP is included in Section 900 of the 2010 amended Downtown Urban Renewal Plan, which calls for the City Manager acting as the Agency Director to "convene not less than once each year a committee of such persons to prepare a report to the Director on a) the activities of the Agency for the previous fiscal year and b) whether the Agency's expenditure of tax increment dollars was limited to the projects authorized by the Plan and the associated administrative costs authorized by the Plan."

In January 2012, the Mayor nominated and council approved five community members for the ERP: Chris Looney, Josh Burstein, Tom Kamis, David Mandelblatt, and Tamara Irminger-Underwood. The panel met three times over a three-month period and toured the projects.



MEMORANDUM

Date: March 15, 2013

To: Jon R. Ruiz, Agency Director

From: Expenditure Review Panel

Subject: Second-Year Report of the Expenditure Review Panel for the Downtown Urban Renewal Plan

It is our pleasure to present the second annual report of the Expenditure Review Panel (ERP) for the Downtown Urban Renewal Plan (Plan). Our report covers FY12 and is in response to the Citizen Participation section 900 of the Plan, as amended in 2010:

The Agency shall convene not less than once each year a committee of such persons to prepare a report to the Director on a) the activities of the Agency for the previous fiscal year, and b) whether the Agency's expenditure of tax increment dollars was limited to the projects authorized by the Plan and the associated administrative costs authorized by the Plan.

City Council formed the five-member panel in January 2012. For the FY12 report, we met three times over a three-month period and received considerable information about Downtown Urban Renewal projects and spending. We toured the recently completed projects, including Beam's Broadway Commerce Center, Bennett's Woolworth Building, and the new Lane Community College Downtown Campus. We received and reviewed copies of the Plan and the Annual Financial Report with respect to Urban Renewal Agency activity through June 30, 2012 (FY12) that was reviewed by the external auditor.

Based on the information we received and our subsequent study and discussions, we **unanimously conclude that downtown urban renewal tax increment funds were used for the authorized purposes and in compliance with the limitations and restrictions outlined in the Plan.** Attached is the detailed report prepared at our request and with our approval by staff on the FY12 expenditures.

We found the following progress:

- ✓ The Agency made the debt service payment related to the **LCC** project. Students moved in to the housing in September 2012, while the education building was being finished. The first classes in the new education building began in January 2013.
- ✓ **Beam Development's** extensive rehabilitation of the former Centre Court building into the newly completed Broadway Commerce Center has been a key project in the Downtown Urban Renewal District. At present, the second and third floors are full,

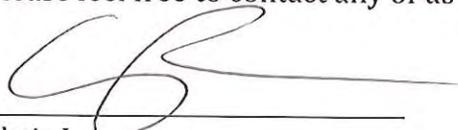
renovations are underway to accommodate tenants on the fourth and fifth floors, and the ground floor is fully leased. Joining The Barn Light coffee shop and bar in the coming months will be Soubise, a fine-dining restaurant, and Sizzle Pie, a pizza place.

- ✓ The **Woolworth Building** is complete. With three current tenants and two additional leases in process, approximately 60% of the building will be occupied.
- ✓ The Agency made the payment for the **Broadway Place Garages** debt. The Agency's payment on the Garages freed up funds for downtown public safety; specifically in FY12, the funds provided for the hiring and training of additional downtown police officers.
- ✓ **Farmers' Market** improvement funds were not spent in FY12. Staff and the Farmers' Market continue to examine other possible locations as well as logistical and operational issues for the existing location in an effort to support this key desired activity in the core of downtown. We encourage the Farmers' Market to utilize the funds in the near future to make the location more functional and attractive.
- ✓ Work began on the **lighting** project; funds were spent on small scale lighting improvements that enhanced pedestrian comfort and safety, as well as a lighting design consultant for an overall lighting design for Willamette and Broadway.
- ✓ The Agency spent 35% less than budgeted and less than projected in the Plan for **project delivery administration**. This includes personnel, legal, and materials/supplies costs associated with implementation of the projects listed above.

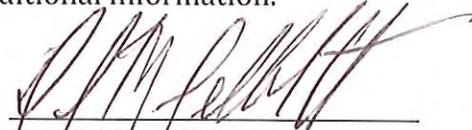
We appreciate the support that we received from City staff, including detailed information and facilitation provided by Analyst Amanda Nobel Flannery, and Finance Director Sue Cutsogeorge. In addition, Urban Services Manager Denny Braud and Senior Planner Nan Laurence assisted us. We also appreciate the time Police Chief Pete Kerns took to present information on downtown funding for public safety.

We also agree that having the Agency Board approve specific projects to receive Downtown Urban Renewal funds and providing the oversight of a community based committee is a very effective approach with positive outcomes. In the future, should the Agency Board consider additional spending or creation of another urban renewal district, we would recommend following the same course of action as was done with these targeted funds.

Please feel free to contact any of us for additional information.



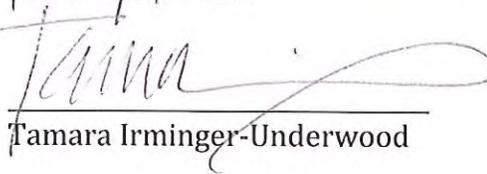
Chris Looney



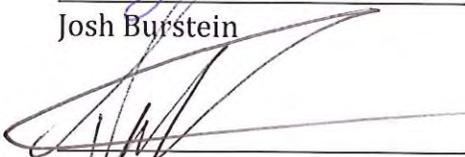
David Mandelblatt



Josh Burstein



Tamara Irminger-Underwood

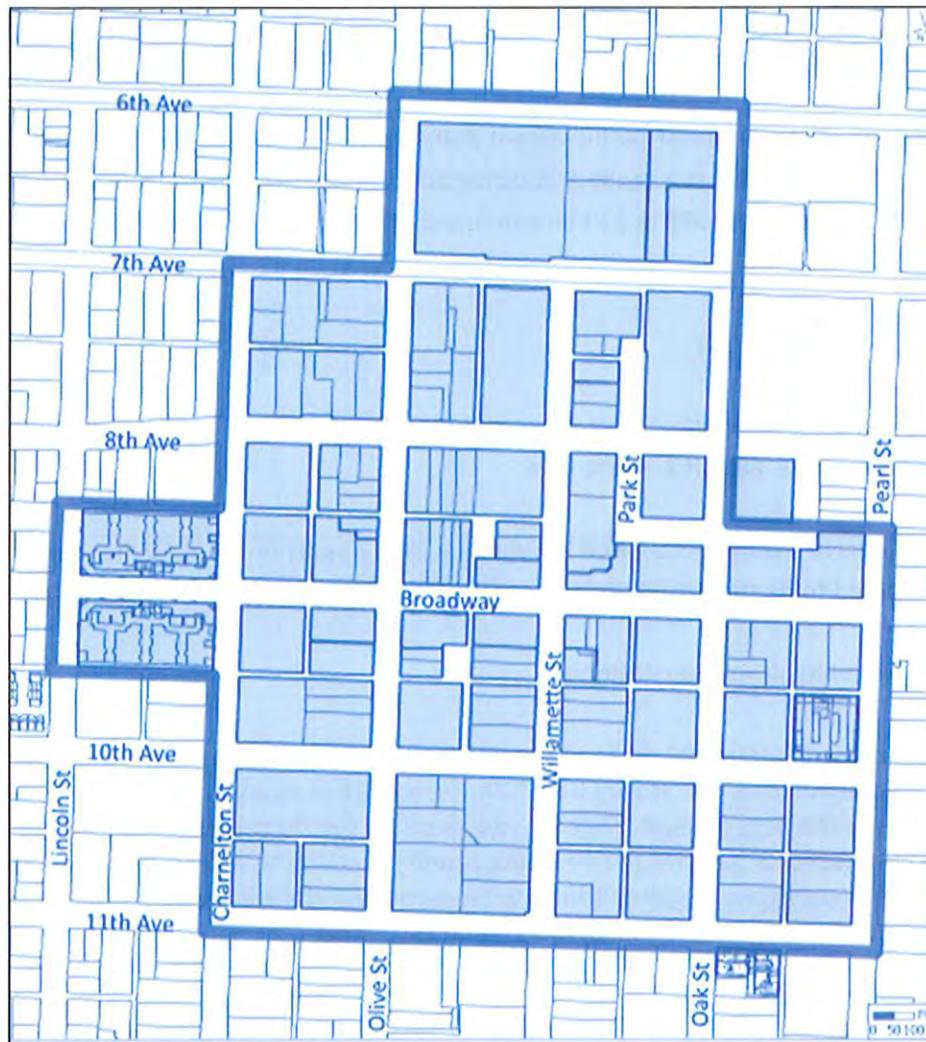


Tom Kamis



FY12 Report to the Expenditure Review Panel

Background information and implementation update for Downtown Urban Renewal Plan



Prepared by:

Community Development Division
Planning & Development Department
99 West 10th Avenue
Eugene, OR 97401
March 2013

INTRODUCTION

Staff prepared this report at the request of the Expenditure Review Panel (ERP) at its January 31, 2013 meeting. The purpose is to give background information on the projects approved by the Urban Renewal Agency Board in the 2010 Plan Amendment and to summarize the expenditures of the Downtown Urban Renewal District between July 1, 2011 and June 30, 2012 (FY12).

Key Terms

Agency – Urban Renewal Agency, the Board of which is comprised of the City Council

ERP – Expenditure Review Panel for the Downtown Urban Renewal District

Maximum Indebtedness – The amount of tax increment dollars the Agency can spend over the life of the Plan. Although this sounds like a debt limit, it is really a spending limit required by Oregon Revised Statutes. The Downtown District’s limit was set in 1998 at \$33 million (most of which was spent on the library) and increased by \$13.6 million in 2010.

Plan – Downtown Urban Renewal Plan

Plan Area – The property included in the Downtown Urban Renewal District. The Plan Area description is in the Plan, section 300 and the map is Exhibit A to the Plan.

Plan Estimate – Table 6 from the Report created in February 2010 as part of the 2010 Plan Amendment process. It shows what was estimated to be spent from FY10 through FY18 (July 1, 2009 to June 30, 2018).

Report – Downtown Urban Renewal District Report

Tax Increment – The source of funds. When an urban renewal district is first created, the assessed value within the district boundaries is established as the “frozen base.” In theory, urban renewal efforts will lead to increases in the value of the district above the base amount. That increase is called the “incremental” or “excess” value.

Overlapping jurisdictions (schools, general governments, bonds) continue to receive property taxes on the frozen base while the urban renewal agency receives property taxes related to the incremental value. This is called the “division of tax” method of raising revenue in an urban renewal district.

ERP Mission

The ERP was added in the 2010 Plan Amendment to annually assess whether funds (tax increment) were spent on projects authorized by the Plan and to prepare an annual report for the City Manager.

Budget Funds

The Downtown District operates three funds: the URA Downtown General Fund, the URA Downtown Capital Projects Fund, and the URA Downtown Debt Service Fund.

- **URA-Downtown Debt Service Fund:** This fund receives all of the Downtown District tax increment revenues and uses those resources to:
 - Provide funding for the principal and interest payments on the LCC and Broadway Place Garages debt
 - Provide funding (through interfund transfers) to the Downtown General Fund for district management costs and other operating expenses

- Provide funding (through interfund transfers) to the Downtown Capital Projects Fund for specific capital improvements
- **URA Downtown Capital Projects Fund:** This fund accounts for capital projects in the Downtown District. The Downtown Debt Service Fund transfers resources to pay for specific, approved capital expenditures charged to this fund.
- **URA-Downtown General Fund:** This fund receives revenue from property sales and leases, interest on cash balances and interfund transfers from the Downtown Debt Service Fund. These revenues are used to:
 - Reimburse the City's General Fund for district management costs
 - Pay other operating costs, including property management expenses
 This fund also accounts for non-tax increment revenue and expense associated with the Downtown Revitalization Loan Program (DRLP), which provides loans to property owners and businesses in the Plan Area.

Other Urban Renewal Oversight

Oversight starts with the City Council with district creation.

- The Council, acting as the URA Board, oversees implementation of the urban renewal plan, and reviews and approves projects and budgets.
- The City's Budget Committee includes the Agency's budget in their review and recommendation to the Council each year.
- The Loan Advisory Committee reviews all of the DRLP loan applications.
- For the federal funds used for the Beam project, HUD has very specific requirements to be followed, with auditors that look over the HUD funds.
- Bond Counsel/investors review Agency legal and financial records to ensure that any debt issuance by the Agency is legal, valid, and binding.
- The City's external auditor, Isler & Co., also audits the URA's financial results. This consists of a variety of activities over several months to review the financial statements prepared by City financial reporting staff. The result of the audit is that the auditor provides an opinion on the financial statements. The opinion states whether the financial report is presented fairly, in all material respects, in conformance with generally accepted accounting principles.



Expenditure Review Methodology

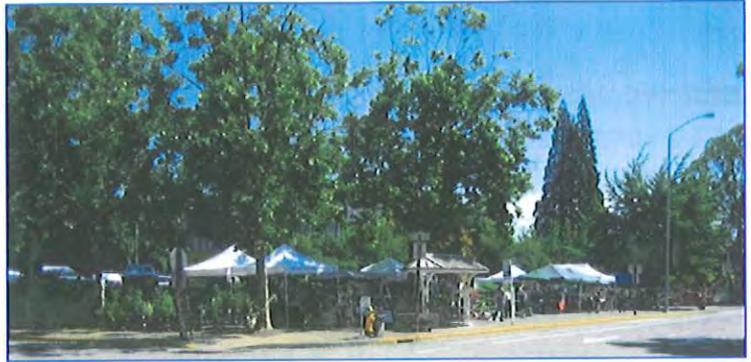
Staff compiled information for this report to assist the ERP in reviewing tax increment spending during FY12. The information is organized by project and includes background language from the 2010 Plan and Report, as well as excerpts from the Annual Financial Report and the projected resources and requirements developed during the plan amendment process (Plan Estimate). Where actual expenditures differ significantly from the planned expenditures, an explanation is noted.

Although a review of expenditures for the Downtown Revitalization Loan Program is not included in the ERP's mission, information is provided for loans disbursed in FY12 to assist the ERP in understanding the full range of Agency work.

- ❖ **Improvements for the Lane County Farmers' Market pg. 5**
- ❖ **Broadway Place Garages & Public Safety Improvements..... pg. 9**
- ❖ **Lane Community College New Downtown Campus..... pg. 17**
- ❖ **Project Delivery Administration..... pg. 22**
- ❖ **Existing Activities..... pg. 28**
- ❖ **Spending Limit Information..... pg. 35**

Improvements for the Lane County Farmers' Market

The Agency Board approved expenditure of funds on infrastructure improvements to the Park Blocks in order to make that location more attractive and functional for the Farmers' Market. Specifically, the Plan calls for spending up to \$500,000. Uses of the funds could be street improvements along 8th such as narrowing the street or curb extensions; electrical upgrades, landscape changes; right-of-way



improvements for compatibility with neighboring businesses; bike parking; and improvements to the East Park Block. (See Attachment 1 for excerpts from the Plan and Report related to this project.)

Expenditure Summary

Plan Estimate	FY12 Budget	FY12 Expenditures
\$500,000	\$500,000	\$0

No funds were spent in FY12. Staff and the Farmers' Market continue to examine other possible locations as well as logistical and operational issues for the existing location in an effort to support this key desired activity in the core of downtown. Staff, working in concert with counterparts at Lane County, the Chamber, Travel Lane County, Lane Metro Partnership, and NEDCO, is facilitating food advocates and local food business associations in their efforts towards a regional brand and marketing strategy while investigating other joint ventures to help local farmers, retailers, distributors, and food and beverage manufacturers. These conversations are building the framework for collaborative decision-making in the future for improvements for the Farmers' Market. (Additional expenditure detail is in Attachment 2 – The Plan Estimate and excerpts from the Annual Financial Report fiscal year ended June 30, 2012.)

Funding Sources

No funds from any source were spent on Farmers' Market improvements.

Downtown Urban Renewal Plan (June 25, 2010)

Goal 1.a. Improve the function, condition, and appearance of the Plan Area through an improved site for the Farmers' Market. (This project also contributes to Goals 2-4.)

Objective 1. The Farmers' Market can continue to bring hundreds of employees and residents into the Plan Area;

Section 600 A. PUBLIC PARKS, PUBLIC PLAZAS, REST ROOMS, AND OPEN SPACES: *Park Blocks Improvements for the Farmers' Market* – Former Section 600 A.5 of the Plan authorized the Agency to participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area, including but not limited to walkways and plazas and accessibility improvements. Beginning with the effective date of the 2010 Amendment, the Agency will not use tax increment funds to initiate any public parks, public plazas, rest rooms or open spaces except the Park Blocks improvements for the Farmers' Market that are described in the next paragraph.

The Agency may spend up to \$500,000 of tax increment funds, plus associated interest, premium and other costs, on infrastructure improvements to the Park Blocks in order to make that location more attractive and functional for the Farmers' Market.

Downtown Urban Renewal District Report (June 25, 2010)

Chapter 5 item 1). The Lane County Farmers' Market operates multiple times per week during the spring, summer, and fall on a portion of the Park Blocks on 8th Avenue. Although the Agency has completed several improvements to the Park Blocks, the Farmers' Market continues to encounter issues with the space, such as access to electricity and to level and paved surfaces. Infrastructure improvements to the Park Blocks and expansion of available space will support a cornerstone of downtown activity and one of the most significant public event venues in the city. The Park Blocks are the historic center and most identifiable public space in downtown. For the past few years, the Farmers' Market has expressed a need and desire to expand its offerings to maintain financial viability and potentially operate year-round. The Agency will improve the Park Blocks in order to make that location more attractive and functional for the Farmers' Market.

Chapter 6. The Agency will spend up to \$500,000 on infrastructure improvements to the Park Blocks in order to make that location more attractive and functional for the Farmers' Market. The improvements will start in FY2010/2011.

Additional Expenditure Detail – Farmers’ Market

Plan Estimate

Report Exhibit D: Projected Revenues and Expenditures for the Plan Area, Table 6

Resources	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	Totals	FY11-18
Property Taxes	1,730,000	1,920,000	1,960,000	2,070,000	2,120,000	2,110,000	2,140,000	2,170,000	-	-	14,490,000
Debt Issued	-	4,250,000	-	-	-	-	-	-	-	-	4,250,000
DRLP Loan Repayments	80,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	1,520,000
BEDI Grant/108 Loan for Beam	6,700,000	-	-	-	-	-	-	-	-	-	-
Interest Earnings	130,000	41,000	23,000	33,000	32,000	41,000	51,000	71,000	81,000	81,000	373,000
Beginning Working Capital	8,002,351	4,546,000	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	2,690,000	4,546,000
Total Resources	16,642,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,668,000	2,961,000	2,961,000	25,179,000
Requirements											
Tax Increment Expenditures - Under Existing Plan											
Administration - Existing Cap	530,000	330,000	-	-	-	-	-	-	-	-	330,000
Downtown Safety Initiative	100,000	-	-	-	-	-	-	-	-	-	-
Library & Miscellaneous	2,608,343	-	-	-	-	-	-	-	-	-	-
Totals Existing Plan	3,238,343	330,000	-	330,000							
Tax Increment Expenditures - Under New Plan											
Administration - New Cap	-	355,000	360,000	55,000	60,000	60,000	65,000	70,000	75,000	75,000	1,040,000
LCC project	-	8,000,000	-	-	-	-	-	-	-	-	8,000,000
Farmers Market improvements	-	500,000	-	-	-	-	-	-	-	-	500,000
Debt Service & Issuance Costs	-	150,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	900,000	5,550,000
Intergvt Exps - Parking Debt	-	740,000	760,000	772,000	784,000	797,000	807,000	818,000	839,000	839,000	6,317,000
Totals New Plan	-	9,390,000	2,015,000	2,032,000	1,739,000	1,757,000	1,772,000	1,788,000	1,914,000	1,914,000	21,407,000
Non-Tax Increment Expenditures											
DRLP Loans Granted	2,360,000	190,000	190,000	210,000	235,000	190,000	190,000	190,000	190,000	190,000	1,585,000
Beam Project	6,500,000	-	-	-	-	-	-	-	-	-	-
Total Expenditures	12,098,343	9,910,000	2,205,000	2,242,000	1,974,000	1,947,000	1,962,000	1,978,000	1,104,000	1,104,000	23,322,000
Debt Service Reserve	-	900,000	900,000	900,000	900,000	900,000	900,000	900,000	-	-	-
Other Reserves	4,546,008	137,000	105,000	156,000	524,000	918,000	1,337,000	1,790,000	1,857,000	1,857,000	1,857,000
Total Reserves	4,546,008	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	1,857,000	1,857,000	1,857,000
Total Requirements	16,644,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,668,000	2,961,000	2,961,000	25,179,000

Notes: Administration includes project legal and professional services, and project administration. Admin increase in MI for plan amendment is for years FY12-FY18 only.
 Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.
 Total expenditures double-count a portion of the LCC project that's funded with debt, because total expenditures include both the payment to LCC and the repayment of debt issued to fund a portion of the LCC project.

Annual Financial Report Excerpt

Urban Renewal Agency of the City of Eugene, Oregon

Capital Projects Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012
(amounts in dollars)

	Budget	Actual		GAAP basis
		Budget Basis	Actual Adjustment	
Revenues				
Intergovernmental	0	0	552,727	552,727
Miscellaneous	2,000	5,484	(90)	5,394
Total revenues	2,000	5,484	552,637	558,121
Expenditures				
Capital outlay			0	24,640
Total expenditures	734,593	24,640	0	24,640
Excess (deficiency) of revenues over expenditures	(732,593)	(19,156)	552,637	533,481
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(732,593)	(19,156)	552,637	533,481
Fund balance, July 1, 2011	740,167	740,167	364	740,531
Prior period adjustment (Note 5C)	0	0	307,433	307,433
Fund balance, July 1, 2011, as restated	740,167	740,167	307,797	1,047,964
Fund balance, June 30, 2012	7,574	721,011	860,434	1,581,445

~~\$500K~~ Farmers' Market
~~\$234,593~~ See "Existing Activities"
~~\$734,593~~

Lighting - See "Existing Activities"

Broadway Place Garages & Public Safety Improvements

The Agency Board approved expenditure of funds to pay City obligations issued to finance the Broadway Place Garages, or of Agency obligations issued to refinance the City obligations. The Agency investment is in exchange for the City a) continuing to make



the garages available for businesses and residents downtown and b) enhancing public safety in the Plan Area. Specifically, the Plan calls for spending no more than \$4.9 million of tax increment funds to pay the principal.¹ The initial concept was to make annual payments on the City's existing debt starting in FY11. The Agency made the principal and interest payments for FY11 and then refinanced the debt to attain a lower interest rate. In May 2011, the Agency issued \$4.4 million in private placement bonds for the refinance.

The Broadway Place mixed-use project includes 170 apartment units, ground floor commercial space, and 740 structured parking spaces. (See Attachment 1 for excerpts from the Plan and Report related to this project. Information about public safety is in Attachment 2.)

Expenditure Summary

Plan Estimate for FY12	FY12 Budget	FY12 Expenditures
\$760,000	\$635,600	\$635,478

When the Plan was amended in 2010, the estimated FY12 expenditure for this project was \$760,000 for the City's existing debt service payment. As the Agency ultimately refinanced the City debt, the resulting debt service payment for FY12 was \$635,478. (Additional detail is in Attachment 3 – The Plan Estimate and excerpts from the Annual Financial Report fiscal year ended June 30, 2012.)

Funding Sources

Urban renewal was the only source of funds for the FY12 expenditure. In years prior, the Agency and City contributed to the project:

- The Agency assembled the land (two half-blocks);
- The Agency contributed \$2.5 million to the parking structure construction costs; and
- The City sold development rights for the housing and commercial space to be constructed.

¹ Interest expense does not count toward the spending limit (maximum indebtedness).

Downtown Urban Renewal Plan (June 25, 2010)

Goal 1. b & c. Improve the function, condition, and appearance of the Plan Area through b) funding of critical parking assets and c) improved safety for visitors to locations and business within the Plan Area. (This project also contributes to Goals 2-4.)

Objective 2. The Broadway Place Garages remain available and in good condition to support other development and redevelopment in downtown and, at the same time, to enable improvements to public safety downtown.

Section 600 B. PUBLIC PARKING AND PUBLIC TRANSPORTATION FACILITIES: *Broadway Place Garages & Public Safety Improvements* – Former Section 600 A.6 of the Plan authorized the Agency to participate in funding the acquisition and construction and enhancement of public parking and public transportation facilities within the renewal area. Prior to the 2010 Amendment, the Agency provided approximately \$2.5 million of assistance for the construction of the Broadway Place Garages. After the effective date of the 2010 Amendment, the Agency will not use tax increment funds to initiate any public parking or transportation facilities funding except the funding for the Broadway Place Garages described in the next paragraph.

After the 2010 Amendment, the Agency may spend up to \$4.9 million of tax increment funds to pay the principal of City obligations issued to finance those garages, or of Agency obligations that are issued to refinance the City obligations, plus associated interest, premium and other costs, but only if the City agrees to a) continue to make the garages available for businesses and residents downtown and b) enhance public safety in the Plan Area.

The proposed funding for the Broadway Place Garages serve and benefit the Plan Area because: (1) The Broadway Place Garages provide an essential public parking facility that directly serves the business, customer, and resident parking needs in the Plan Area, thereby supporting continued redevelopment in the Plan Area; (2) The Plan Area is a parking exempt zone, and the Broadway Place Garages relieve property owners in the Plan Area from the requirement to provide imbedded parking in new and redeveloped properties; and (3) The additional funding will allow the Broadway Place Garages to continue to provide these services to the Plan Area.

Downtown Urban Renewal District Report (June 25, 2010)

Chapter 5 item 2). The Plan Area is parking exempt, which means that property owners are not required to provide parking. Yet parking availability is critical to the economic success of downtown. As such, the Agency has participated in several projects to provide structured parking opportunities within the Plan Area. One such project was the Broadway Place Garages. Continued provision of Broadway Place parking will support LCC's new downtown campus project and other redevelopment along West Broadway, such as Lord Leebrick's property. Given City budgetary issues, continued operation and stability of the Broadway Place Garages will be enhanced by the Agency making payments on the debt for the garages. It would also make it possible for the parking fund to provide financial support for increased safety services.

Background: The Agency assembled the two half-blocks that were used to develop the Broadway Place mixed-use project. Agency funds in the amount of \$2.5 million were contributed to the parking structure construction costs. The City sold development rights for housing to be constructed on top of the parking structures. The Broadway Place mixed-use project includes 170 apartment units, ground floor commercial space, and 740 structured parking spaces. It is a major anchor for the west-end of downtown and a popular residential destination with very low vacancy rates. Availability of parking was a contributing factor to Enterprise Rent-A-Car locating downtown and employing 300 people.

Chapter 6. The Agency will support the Broadway Place Garages by making the annual debt payments (both principal and interest), which will secure the financial stability of the garages, enhance safety services, and relieve the struggling Parking Fund within the City of Eugene. The support will take place starting in FY2010/2011.



PROTECT.SERVE.CARE.

MEMORANDUM

Date: February 26, 2013
To: Urban Renewal Panel
From: Eugene Police Department
Subject: Special Downtown Funding: FY12 Report

During FY12, \$740,000 was made available to the Eugene Police Department to enhance public safety in the downtown Urban Renewal District. To contribute to this priority, the Eugene Police Department made reductions in other areas in order to contribute an additional \$250,000 to these efforts. As of May 2011, all the officer positions were filled. Around the end of this fiscal year, the full time Sergeant and Community Service Officer C were hired. (Keep in mind EPD Headquarters relocated to 300 Country Club in August of 2012.) Below is a summary of the 12 Point Plan for the Downtown Initiative.

Summarized Downtown Initiative 12-Point Plan Adopted February 2010

	Project	Description	Cost*
Short Term			
1.	Immediate implementation	Coordinating: <ul style="list-style-type: none"> • Public/private administrative resources with Downtown Eugene, Inc. (DEI) • Law enforcement efforts with Parole and Probation • Public safety resources, including private security, in the downtown core. • Existing Closed Circuit Television CCTV assets • Social Services 	Redistribution and realignment of existing resources
2.	Develop ordinance to address sale and consumption of fortified wine and malt liquor	<ul style="list-style-type: none"> • Study city ordinances from other northwest communities • Determine authority to enact regulations on sales • State AG ruled that additional state legislation is needed before cities can implement Alcohol Impact Areas. 	Existing legal and law enforcement resources





PROTECT.SERVE.CARE.

3.	Automated behavior crime reporting and cameras	Updated: For purchase of body cams and DLP efforts, in progress	\$50,000 (one-time funds)
4.	Modify business improvement district fees	<ul style="list-style-type: none"> Assess fees to vacant building owners Look at increasing the footprint of the district Work with DEI to enhance DEI funded services to the district 	Existing city and business improvement resources \$20,000-30,000
5.	Review of exclusion ordinance	<ul style="list-style-type: none"> City council modified exclusion legislation and extended until November 30, 2013 at which time it sunsets. Council created committee to develop recommendation for an alternative to the DPSZ. Recommendations due to City Manager July 1 Data on all arrests and citations is forwarded to City Council monthly 	Existing legal, municipal court and police resources
Long Term			
6.	Umbrella Development	<ul style="list-style-type: none"> Review/Amend District Create inventory of public safety related resources Meet w/ stakeholders to develop unified approach Regular info sharing meetings Bar owners task team Training for private security Develop single clearing house for non-emergency downtown issues Centralized office for all public safety personnel Create reporting mechanism tied to outcomes 	In progress
7.	Add Jail Beds	25 beds: 15 at Lane County and 10 at Springfield	\$1,097,099
8.	Develop/fund 'wet' housing	<ul style="list-style-type: none"> Currently there are no beds available to people who cannot stop abusing substances. This 	TBD (one-time cost)





PROTECT.SERVE.CARE.

		would be a facility that would allow people to be inside and off the streets but still drink/use	
9.	Create Downtown work crews/probation	<ul style="list-style-type: none"> Facilitate work crews to clean downtown/judge involvement 	\$30,000
10.	Lighting	<ul style="list-style-type: none"> Add seasonal and more consistent lighting throughout downtown 	\$100,000
11.	Add 9 FTE to EPD	<ul style="list-style-type: none"> Add 7 patrol officers Add 1 Sergeant Add Police Coordinator/Station Manager Build on 2 current (already funded) downtown officers 	\$893, 912 FY12 Actuals
12.	Enhance Cahoots Services	<ul style="list-style-type: none"> Dedicate Cahoots responders to downtown One time start up equipment 	\$600,000: Two vans in current operation

Total new total not added yet

*Not all of these items will be exclusively City funded and will include some partnerships with DEI as well as other partners.



Additional Expenditure Detail – BP Garages

Plan Estimate

Report Exhibit D: Projected Revenues and Expenditures for the Plan Area, Table 6

	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY11-18
Resources										Totals
Property Taxes	1,730,000	1,920,000	1,980,000	2,070,000	2,120,000	2,110,000	2,140,000	2,170,000	-	14,490,000
Debt issued	-	4,250,000	-	-	-	-	-	-	-	4,250,000
DRLP Loan Repayments	80,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	1,520,000
BED Grant/108 Loan for Beam	6,700,000	-	-	-	-	-	-	-	-	-
Interest Earnings	130,000	41,000	23,000	33,000	32,000	41,000	51,000	71,000	81,000	373,000
Beginning Working Capital	8,002,351	4,546,000	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	4,546,000
Total Resources	16,642,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,668,000	2,961,000	25,179,000
Requirements										
Tax Increment Expenditures - Under Existing Plan										
Administration - Existing Cap	530,000	330,000	-	-	-	-	-	-	-	330,000
Downtown Safety Initiative	100,000	-	-	-	-	-	-	-	-	-
Library & Miscellaneous	2,608,343	-	-	-	-	-	-	-	-	-
Totals Existing Plan	3,238,343	330,000	-	330,000						
Tax Increment Expenditures - Under New Plan										
Administration - New Cap	-	8,000,000	355,000	360,000	55,000	60,000	65,000	70,000	75,000	1,040,000
LCC project	-	-	-	-	-	-	-	-	-	8,000,000
Farmers Market improvements	-	500,000	-	-	-	-	-	-	-	500,000
Debt Service & Issuance Costs	-	150,000	900,000	900,000	900,000	900,000	900,000	900,000	-	5,550,000
Intergov! Exps - Parking Debt	-	740,000	760,000	772,000	784,000	797,000	807,000	818,000	839,000	6,317,000
Totals New Plan	-	9,390,000	2,015,000	2,032,000	1,739,000	1,757,000	1,772,000	1,788,000	914,000	21,407,000
Non-Tax Increment Expenditures										
DRLP Loans Granted	2,360,000	190,000	190,000	210,000	235,000	190,000	190,000	190,000	190,000	1,585,000
Beam Project	6,500,000	-	-	-	-	-	-	-	-	-
Total Expenditures	12,088,343	9,910,000	2,205,000	2,242,000	1,974,000	1,947,000	1,962,000	1,978,000	1,104,000	23,322,000
Debt Service Reserve	-	900,000	900,000	900,000	900,000	900,000	900,000	900,000	-	-
Other Reserves	4,546,008	137,000	105,000	156,000	524,000	918,000	1,337,000	1,790,000	1,857,000	1,857,000
Total Reserves	4,546,008	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	1,857,000	1,857,000
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Notes: Administration includes project legal and professional services, and project administration. Admin increase in MI for plan amendment is for years FY12-FY18 only.

Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.

Total expenditures double-count a portion of the LCC project that's funded with debt, because total expenditures include both the payment to LCC and the repayment of debt issued to fund a portion of the LCC project.

Annual Financial Report Excerpt

Urban Renewal Agency of the City of Eugene, Oregon

Debt Service Fund - where tax increment goes when 1st collected

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012

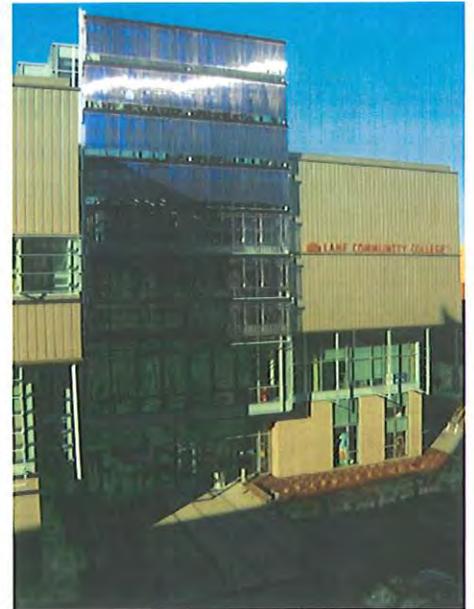
(amounts in dollars)

	Budget	Actual		
		Budget Basis	Actual Adjustment	GAAP basis
Revenues				
Taxes	1,785,000	1,900,696	0	1,900,696
Miscellaneous	31,000	9,100	(6,887)	2,213
Total revenues	1,816,000	1,909,796	(6,887)	1,902,909
Expenditures				
Debt service	1,135,000	1,134,782	0	1,134,782
Intergovernmental	0	0	0	0
Total expenditures	1,135,000	1,134,782	0	1,134,782
Excess (deficiency) of revenues over expenditures	681,000	775,014	(6,887)	768,127
Other financing sources (uses)				
Proceeds of debt issuance	0	0	0	0
Transfers out	(355,000)	(230,909)	0	(230,909)
Total other financing sources (uses)	(355,000)	(230,909)	0	(230,909)
Net change in fund balance	326,000	544,105	(6,887)	537,218
Fund balance, July 1, 2011	378,716	378,716	7,536	386,252
Fund balance, June 30, 2012	704,716	922,821	649	923,470

\$ 635,478 BP Garages
 \$ 499,304 LCC
 \$1,134,782

Lane Community College New Downtown Campus

The Agency Board approved expenditure of funds to support Lane Community College's development of a new Downtown Campus at 10th & Charnelton, across from the library. Specifically, the Plan called for a grant of \$8 million to be funded from cash on hand plus issuance of debt. The new Downtown Campus is a 90,000 square foot, \$35 million education building and a \$20 million, 75,000 square foot student housing facility. The student housing is five floors to accommodate 256 students. Both buildings will be LEED certified. Students moved in during September 2012, while the education building was being finished. The first classes in the new building began in January 2013. (See Attachment 1 for excerpts from the Plan and Report related to this project.)



In May 2011, the Agency issued \$3.5 million in private placement bonds to be combined with cash-on-hand. (The debt amount was less than expected because the bank did not require a debt service reserve account, and the Agency was able to use the funds set aside for that reserve to lower the borrowing amount.) Also in FY11, the Agency signed an intergovernmental agreement with LCC and disbursed the \$8 million urban renewal grant.

Expenditure Summary

Plan Estimate for FY12	FY12 Budget	FY12 Expenditures
\$900,000	\$499,400	\$499,304

When the Plan was amended in 2010, the estimated FY12 LCC expenditure was a \$900,000 debt service payment on \$4.25 million bond obligation. As the Agency ultimately issued less debt for the LCC project, the resulting debt service payment for FY12 was just under \$500,000. (Additional detail is in Attachment 2 – The Plan Estimate and excerpts from the Annual Financial Report fiscal year ended June 30, 2012.)

Funding Sources

No other funding sources were used to make the debt service payment for FY12.

Downtown Urban Renewal Plan (June 25, 2010)

Goal 1.d. Improve the function, condition, and appearance of the Plan Area through redevelopment of the excavated vacant lot at the 10th and Charnelton Site. (This project also contributes to Goals 2-4.)

Objective 3. LCC is able to redevelop the 10th and Charnelton Site with a campus that will bring thousands of people into the Plan Area.

Section 600 C. The Agency may spend up to \$8 million of tax increment funds, plus associated interest, premium and other costs, to assist LCC in the development of a new downtown building for its programs at the 10th and Charnelton Site. Upon agreement by LCC and the City, the project may include a public plaza or open space area at the site and potentially a downtown public safety station. The Agency already has approved the sale of this site to LCC.

LCC is proposing to build a new 80,000 square foot, mixed-use, state-of-the-art downtown education facility. The education building is targeted for LEED Platinum certification. LCC is also considering the construction of approximately 200 beds of student housing on the 10th & Charnelton Site. The new, highly-sustainable education building is expected to be a teaching tool for LCC's nationally recognized Energy Management program and to become a model for sustainable development. The new education facility will secure LCC's presence downtown for several decades and will be a major activity generator for downtown. The Agency may provide assistance with project related costs for the new education facility and housing, including construction hard and soft costs, site improvements, infrastructure, open space, green building features, art, and other project related cost.

The LCC New Downtown Campus will serve and benefit the Plan Area because: (1) Existing education programs and new programs to be included in the new building will draw thousands of students and visitors to the Plan Area each year; (2) New housing residents will generate more activity in the Plan Area; and (3) This landmark building, coupled with the activity it generates, will become a major anchor that will support adjacent retail and services in the Plan Area, enhance the perception of safety by introducing high volumes of new pedestrian traffic in the Plan Area, and attract new investments in the Plan Area.

Downtown Urban Renewal District Report (June 25, 2010)

Chapter 5. Item 3). The Agency owns the 10th and Charnelton Site bounded by Charnelton Street on the west, 10th Avenue on the south, and Olive Street on the east. The site is significantly underutilized in its present configuration – a quarter block of surface parking and a quarter block remnant from demolition of the former Sears department store.

LCC approached the Agency regarding acquisition of the property for a new downtown facility. On March 10, 2010, the Agency Board authorized the Agency Director to enter into an agreement with LCC to sell the

property at no cost (or \$1.00). LCC has provided educational services from downtown for over 30 years at 1059 Willamette Street. The current facility no longer meets the needs of the college, and LCC intends to build and own a new, mixed-use building from which to offer educational and other services in downtown Eugene. The extensive hours of operation will create both daytime and evening activity at a key intersection of downtown. Economic opportunities for current and future downtown businesses will be created as students, employees, and visitors support restaurants, retail, services and cultural venues. In addition to Energy Management, Business Development, continuing education, and a variety of other classes, the multi-use facility will include space for tenants and other community uses, possibly a public safety station. Student housing could also be incorporated as part of the redevelopment plan.

The Downtown Public Library, immediately across 10th Avenue, is a community asset that will benefit greatly from development on the Agency owned site, especially the development proposed by LCC. The Agency invested significantly in the Library. The Downtown Eugene Public Library project was built and equipped for just over \$36 million. About half of that amount came from City debt obligations that were issued in 2000 through a partnership with the Agency. The payments on the debt of about \$2.5 million per year came from the Agency. Beginning in 1993, the Agency purchased the land on which the library was built for \$875,000. The City borrowed \$18.5 million which was to be repaid from tax increment dollars from the Agency. The Agency also contributed additional cash to the project, with a total of about \$25 million of the \$36 million project coming from Agency, representing nearly 70 percent of the capital cost for the new Library. The remaining 30 percent came from a combination of sources, including \$5 million raised by the Eugene Public Library Foundation's Capital Campaign, sale of assets, and proceeds from a local option property tax levy of \$1.9 million.

Chapter 6. The Agency will consider the terms for an agreement between the Agency and LCC. The specific activities to be undertaken will be defined by the Agency, set out in the agreement with LCC, and may include integration of a public safety station and/or open space within the development project. LCC currently has \$17.5 million in other funds to contribute to the project. LCC is undergoing a feasibility analysis that will provide a detailed cost estimate for the project. The total project cost is expected to significantly exceed the \$17.5 million that has been secured to date. Construction is anticipated to start in early 2011, for completion no later than 2013.

Plan Estimate

Report Exhibit D: Projected Revenues and Expenditures for the Plan Area, Table 6

Resources	Totals									
	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY11-18
Property Taxes	1,730,000	1,920,000	1,960,000	2,070,000	2,120,000	2,110,000	2,140,000	2,170,000	-	14,490,000
Debt issued	-	4,250,000	-	-	-	-	-	-	-	4,250,000
DRLP Loan Repayments	80,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	1,520,000
BEDI Grant/108 Loan for Beam	6,700,000	-	-	-	-	-	-	-	-	-
Interest Earnings	130,000	41,000	23,000	33,000	32,000	41,000	51,000	71,000	81,000	373,000
Beginning Working Capital	8,002,351	4,546,000	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	4,546,000
Total Resources	16,642,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,668,000	2,961,000	25,179,000
Requirements										
Tax Increment Expenditures - Under Existing Plan										
Administration - Existing Cap	530,000	330,000	-	-	-	-	-	-	-	330,000
Downtown Safety Initiative	100,000	-	-	-	-	-	-	-	-	-
Library & Miscellaneous	2,608,343	-	-	-	-	-	-	-	-	-
Totals Existing Plan	3,238,343	330,000	-	330,000						
Tax Increment Expenditures - Under New Plan										
Administration - New Cap	-	-	355,000	360,000	55,000	60,000	65,000	70,000	75,000	1,040,000
LCC project	-	8,000,000	-	-	-	-	-	-	-	8,000,000
Farmers Market Improvements	-	500,000	-	-	-	-	-	-	-	500,000
Debt Service & Issuance Costs	-	150,000	900,000	900,000	900,000	900,000	900,000	900,000	-	5,550,000
Intergvt Exps - Parking Debt	-	740,000	760,000	772,000	784,000	797,000	807,000	818,000	839,000	6,317,000
Totals New Plan	-	9,390,000	2,015,000	2,032,000	1,739,000	1,757,000	1,772,000	1,788,000	914,000	21,407,000
Non-Tax Increment Expenditures										
DRLP Loans Granted	2,360,000	190,000	190,000	210,000	235,000	190,000	190,000	190,000	190,000	1,585,000
Beam Project	6,500,000	-	-	-	-	-	-	-	-	-
Total Expenditures	12,098,343	9,910,000	2,205,000	2,242,000	1,974,000	1,947,000	1,962,000	1,978,000	1,104,000	23,322,000
Debt Service Reserve	-	900,000	900,000	900,000	900,000	900,000	900,000	900,000	-	-
Other Reserves	4,546,008	137,000	105,000	156,000	524,000	918,000	1,337,000	1,790,000	1,857,000	1,857,000
Total Reserves	4,546,008	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	1,857,000	1,857,000
Total Requirements	16,644,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,668,000	2,961,000	25,179,000

Notes: Administration includes project legal and professional services, and project administration. Admin increase in MI for plan amendment is for years FY12-FY18 only.

Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.

Total expenditures double-count a portion of the LCC project that's funded with debt, because total expenditures include both the payment to LCC and the repayment of debt issued to fund a portion of the LCC project.

Annual Financial Report Excerpt

Urban Renewal Agency of the City of Eugene, Oregon

Debt Service Fund - Where tax increment goes when 1st collected

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012

(amounts in dollars)

	Actual		Actual	
	Budget	Budget Basis	Adjustment	GAAP basis
Revenues				
Taxes	1,785,000	1,900,696	0	1,900,696
Miscellaneous	31,000	9,100	(6,887)	2,213
Total revenues	1,816,000	1,909,796	(6,887)	1,902,909
Expenditures				
Debt service	1,135,000	1,134,782	0	1,134,782
Intergovernmental	0	0	0	0
Total expenditures	1,135,000	1,134,782	0	1,134,782
Excess (deficiency) of revenues over expenditures	681,000	775,014	(6,887)	768,127
Other financing sources (uses)				
Proceeds of debt issuance	0	0	0	0
Transfers out	(355,000)	(230,909)	0	(230,909)
Total other financing sources (uses)	(355,000)	(230,909)	0	(230,909)
Net change in fund balance	326,000	544,105	(6,887)	537,218
Fund balance, July 1, 2011	378,716	378,716	7,536	386,252
Fund balance, June 30, 2012	704,716	922,821	649	923,470

\$ 499,304 LCC
 \$ 635,478 BP Garages
 \$1,134,782

Project Delivery Administration

Actions for this activity include program administration (project management, financial services, Downtown Revitalization Loan Program administration, debt issuance, and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial report required under Section 800 of the Plan; providing property acquisition appraisals; and evaluation of the Plan and the success of its activities. Many of the activities are provided through an intergovernmental contract between the City and the Agency. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of the Plan. (See Attachment 1 for excerpts from the Plan and Report related to this project.)

Expenditure Summary

Plan Estimate for FY12	FY12 Budget	FY12 Expenditures
\$355,000	\$355,000	\$230,934

The Plan Estimate and budget for FY12 called for \$355,000 in project delivery administration. Actual FY12 spending was \$230,934, which included personnel (\$154,123), legal (\$9,955), and materials/supplies (\$66,856). (Additional detail is in Attachment 2 – The Plan Estimate and excerpts from the Annual Financial Report fiscal year ended June 30, 2012.)

Funding Sources

Urban renewal funds were the only source.

Downtown Urban Renewal Plan (June 25, 2010)

Section 600 D. Many of the Agency's administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide administrative or technical services such as:
 - a. Project management;
 - b. Preparation of market, feasibility, or other economic studies;
 - c. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
 - d. Preparation of property acquisition appraisals;
 - e. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
 - f. Provision of legal, debt issuance, accounting or audit services; and
 - g. Assistance with preparation of the annual financial report required under Section 800 of this Plan.
2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
3. The Agency may invest its reserve funds in interest-bearing accounts or securities.
4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

Downtown Urban Renewal District Report (June 25, 2010)

Chapter 6: Project Delivery Administration – Actions for this activity include program administration (project management, financial services, debt issuance and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial report required under Section 800 of the Plan; providing property acquisition appraisals; and evaluation of the plan and the success of its activities. Many of the activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this plan.

Projections for district administration assume that once the LCC and Beam projects are complete, district administration expenses will be reduced to a minimal level that will be sufficient to ensure administration of outstanding debt, budget development, annual review of project activities, and financial report preparation. Specifically, the administration projection includes staffing at 1.4 FTE for years FY2010/2011 through FY2012/2013 followed by 0.14 FTE for years FY2013/2014 through FY2017/2018. Additional items in the projection include legal and consulting fees necessary to protect the City/Agency and complete the Projects, debt issuance cost needed for the Projects, and property management.

Plan Estimate

Report Exhibit D: Projected Revenues and Expenditures for the Plan Area, Table 6

	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY11-18
Resources										Totals
Property Taxes	1,730,000	1,920,000	1,960,000	2,070,000	2,120,000	2,110,000	2,140,000	2,170,000	-	14,490,000
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Beginning Working Capital	8,002,351	4,546,000	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	4,546,000
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Requirements										
Tax Increment Expenditures - Under Existing Plan										
Administration - Existing Cap	530,000	330,000	-	-	-	-	-	-	-	330,000
Downtown Safety Initiative	100,000	-	-	-	-	-	-	-	-	-
Library & Miscellaneous	2,608,343	-	-	-	-	-	-	-	-	-
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LCC project	-	8,000,000	-	8,000,000						
Farmers Market Improvements	-	500,000	-	-	-	-	-	-	-	500,000
Debt Service & Issuance Costs	-	150,000	900,000	900,000	900,000	900,000	900,000	900,000	-	5,550,000
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Non-Tax Increment Expenditures										
DRLP Loans Granted	2,360,000	190,000	190,000	210,000	235,000	190,000	190,000	190,000	190,000	1,585,000
Beam Project	6,500,000	-	-	-	-	-	-	-	-	-
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Urban Renewal Agency of the City of Eugene, Oregon

Debt Service Fund – Where tax increment goes when 1st collected

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012

(amounts in dollars)

	Actual		Actual	
	Budget	Budget Basis	Adjustment	GAAP basis
Revenues				
Taxes	1,785,000	1,900,696	0	1,900,696
Miscellaneous	31,000	9,100	(6,887)	2,213
Total revenues	1,816,000	1,909,796	(6,887)	1,902,909
Expenditures				
Debt service	1,135,000	1,134,782	0	1,134,782
Intergovernmental	0	0	0	0
Total expenditures	1,135,000	1,134,782	0	1,134,782
Excess (deficiency) of revenues over expenditures	681,000	775,014	(6,887)	768,127
Other financing sources (uses)				
Proceeds of debt issuance	0	0	0	0
Transfers out	(355,000)	(230,909)	0	(230,909)
Total other financing sources (uses)	(355,000)	(230,909)	0	(230,909)
Net change in fund balance	326,000	544,105	(6,887)	537,218
Fund balance, July 1, 2011	378,716	378,716	7,536	386,252
Fund balance, June 30, 2012	704,716	922,821	649	923,470

to General Fund for Admin and Legal

Urban Renewal Agency of the City of Eugene, Oregon

General Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012

(amounts in dollars)

	Budget	Budget	Actual	Actual	
	Original	Final	Budget basis	Adjustment	GAAP basis
Revenues					
Intergovernmental	1,626,000	2,366,000	2,354,318	0	2,354,318
Rental income	0	0	29,700	0	29,700
Charges for services	0	0	5,730	0	5,730
Repayment of revolving loans	0	0	0	82,972	82,972
Miscellaneous	56,000	56,000	47,391	(1,525)	45,866
Total revenues	1,682,000	2,422,000	2,437,139	81,447	2,518,586
Expenditures					
Urban renewal redevelopment <i>Admin & Legal</i>	355,000	355,000	230,934	2,915,601	3,146,535
Loans granted	1,740,000	3,119,173	2,915,601	(2,915,601)	0
Total expenditures	2,095,000	3,474,173	3,146,535	0	3,146,535
Excess (deficiency) of revenues over expenditures	(413,000)	(1,052,173)	(709,396)	81,447	(627,949)
Other financing sources (uses)					
Principal payments received	80,000	80,000	82,972	(82,972)	0
Transfers in <i>From debt service fund</i>	355,000	355,000	230,909	0	230,909
Total other financing sources (uses)	435,000	435,000	313,881	(82,972)	230,909
Net change in fund balance	22,000	(617,173)	(395,515)	(1,525)	(397,040)
Fund balance, July 1, 2011	38,000	677,173	677,173	1,603	678,776
Fund balance, June 30, 2012	60,000	60,000	281,658	78	281,736

Existing Activities (pre-2010 Plan Amendment)



The Agency may complete urban renewal projects authorized prior to the 2010 Plan Amendment (for example, the Broadway Commerce Center and Woolworth Building at Willamette and Broadway and downtown lighting) per section 600 E of the Plan. The anticipated spending on existing activities was \$234,593 to occur in FY10 from funds available under the spending limit set in 1998.

The Agency also may continue to operate the Downtown Revitalization Loan Program. All dollars loaned must come from program revenue in the loan fund and not from tax increment funds.

Expenditure Summary

	Plan Estimate	FY12 Budget	FY12 Expenditures
Downtown Safety Initiative (Lighting)	\$100,000	\$100,000	\$24,640
Misc. Carry Forward	\$134,593	\$134,593	\$0

Work began on the lighting project in FY12. The \$24,640 was spent on small scale lighting improvements that enhanced pedestrian comfort and safety, as well as a lighting design consultant for an overall design for Willamette and Broadway. (Attachment 1 contains a list of businesses/buildings that received lighting funds in FY12 and a map of the lighting targeted area.)

In FY12, \$134,593 was budgeted for capital projects that were authorized prior to the 2010 Plan Amendment process. Spending of these dollars for additional capital projects not contemplated at the time of the Plan Amendment is not allowed under the current Plan. This was the case in FY11 also. The funds were deauthorized and transferred back to the debt service fund in FY13. (Additional detail is in Attachment 2 – The Plan Estimate and excerpts from the Annual Financial Report fiscal year ended June 30, 2012. Attachment 3 contains a list of FY12 loan recipients and amounts.)

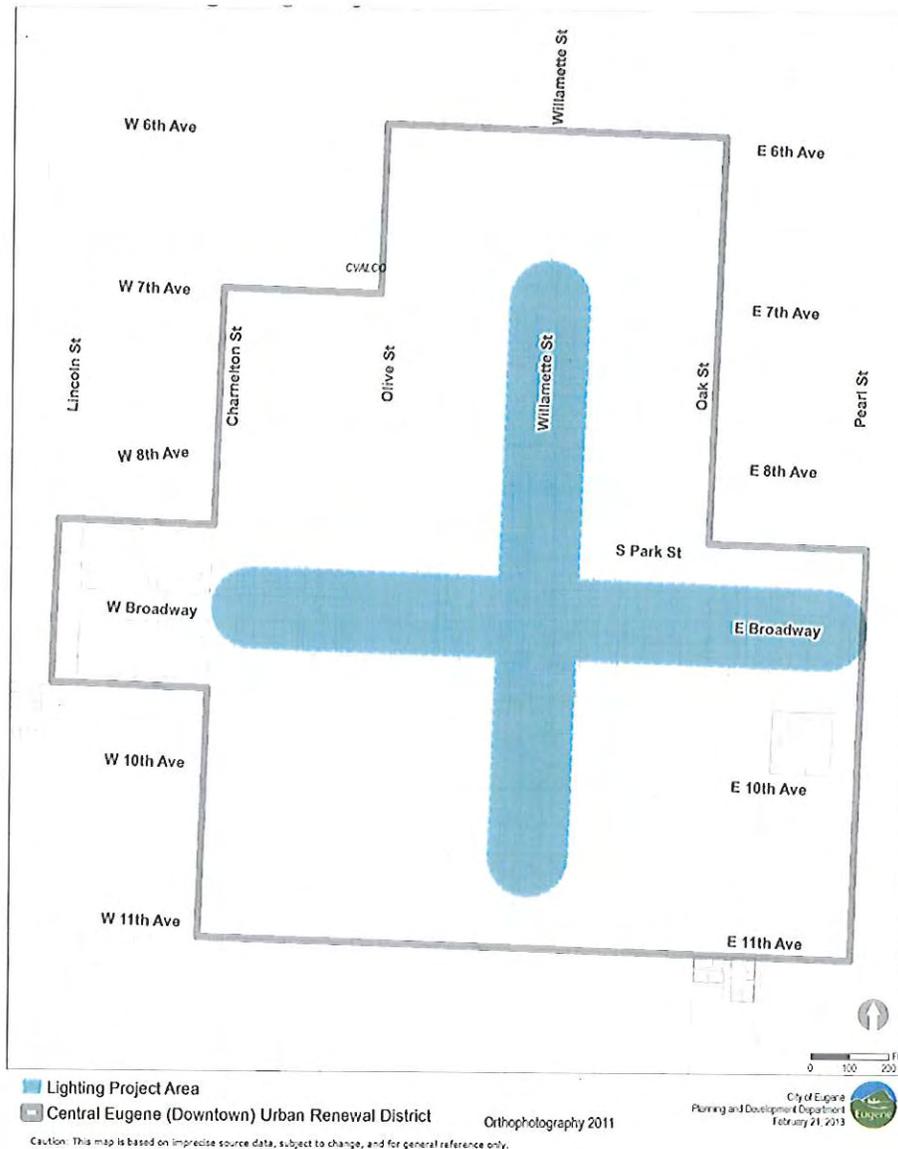
Funding Sources: For the lighting project, urban renewal funds leveraged additional funds from EWEB and private sources. EWEB contributed \$5,900; private owners contributed \$2,436. Additional non-urban renewal

funds will be contributed to lighting work completed/underway in FY13. It is anticipated that private sources will exceed the urban renewal funds in the aesthetic lighting component of the project.

In FY12, lighting funds were spent on the following properties:

30/40 E. Broadway (Belly)	McDonald Theatre Building
745/747/749 Willamette	Saturday Market
Davis	Scan Design
Harlequin	Summit Bank

The map below shows the aesthetic lighting area.



Additional Expenditure Detail – Existing Activities

Plan Estimate

Report Exhibit D: Projected Revenues and Expenditures for the Plan Area, Table 6

Resources	Totals									
	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY11-18
Property Taxes	1,730,000	1,920,000	1,960,000	2,070,000	2,120,000	2,110,000	2,140,000	2,170,000	-	14,490,000
Debt Issued	-	4,250,000	-	-	-	-	-	-	-	4,250,000
DRLP Loan Repayments	80,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	190,000	1,520,000
BEDI Grant/108 Loan for Beam	6,700,000	-	-	-	-	-	-	-	-	-
Interest Earnings	130,000	41,000	23,000	33,000	32,000	41,000	51,000	71,000	81,000	373,000
Beginning Working Capital	8,002,351	4,546,000	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	4,546,000
Total Resources	16,642,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,688,000	2,961,000	25,179,000
Requirements										
Tax Increment Expenditures - Under Existing Plan		330,000								330,000
Administration - Existing Cap	530,000									
Downtown Safety Initiative	100,000									
Library	2,608,343									
Miscellaneous	2,608,343									
Totals Existing Plan	3,238,343	330,000								330,000
Tax Increment Expenditures - Under New Plan			355,000	360,000	55,000	60,000	65,000	70,000	75,000	1,040,000
Administration - New Cap										8,000,000
LCC project		8,000,000								500,000
Farmers Market Improvements		500,000								5,550,000
Debt Service & Issuance Costs		150,000	900,000	900,000	900,000	900,000	900,000	900,000		6,317,000
Intergvt Exps - Parking Debt		740,000	760,000	772,000	784,000	797,000	807,000	818,000	839,000	21,407,000
Totals New Plan		9,390,000	2,015,000	2,032,000	1,739,000	1,757,000	1,772,000	1,788,000	914,000	
Non-Tax Increment Expenditures										
DRLP Loans Granted	2,360,000	190,000	190,000	210,000	235,000	190,000	190,000	190,000	190,000	1,585,000
Beam Project	6,500,000									
Total Expenditures	12,098,343	9,910,000	2,205,000	2,242,000	1,974,000	1,947,000	1,962,000	1,978,000	1,104,000	23,322,000
Debt Service Reserve		900,000	900,000	900,000	900,000	900,000	900,000	900,000		
Other Reserves	4,546,008	137,000	105,000	156,000	524,000	918,000	1,337,000	1,790,000	1,857,000	1,857,000
Total Reserves	4,546,008	1,037,000	1,005,000	1,056,000	1,424,000	1,818,000	2,237,000	2,690,000	1,857,000	1,857,000
Total Requirements	16,644,351	10,947,000	3,210,000	3,298,000	3,398,000	3,765,000	4,199,000	4,688,000	2,961,000	25,179,000

Notes: Administration includes project legal and professional services, and project administration. Admin increase in MI for plan amendment is for years FY12-FY18 only.
 Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.

Total expenditures double-count a portion of the LCC project that's funded with debt, because total expenditures include both the payment to LCC and the repayment of debt issued to fund a portion of the LCC project.

Annual Financial Report Excerpts

Urban Renewal Agency of the City of Eugene, Oregon

Capital Projects Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012

(amounts in dollars)

	Budget	Actual		GAAP basis
		Budget basis	Adjustment	
Revenues				
Intergovernmental	0	0	552,727	552,727
Miscellaneous	2,000	5,484	(90)	5,394
Total revenues	2,000	5,484	552,637	558,121
Expenditures				
Capital outlay	734,593	24,640	0	24,640
Total expenditures	734,593	24,640	0	24,640
Excess (deficiency) of revenues over expenditures	(732,593)	(19,156)	552,637	533,481
Total other financing sources (uses)	0	0	0	0
Net change in fund balance	(732,593)	(19,156)	552,637	533,481
Fund balance, July 1, 2011	740,167	740,167	364	740,531
Prior period adjustment (Note 5C)	0	0	307,433	307,433
Fund balance, July 1, 2011, as restated	740,167	740,167	307,797	1,047,964
Fund balance, June 30, 2012	7,574	721,011	860,434	1,581,445

Budgeted:

- \$100,000 Lighting
- \$134,593 Misc. carry over from prior years
- \$500,000 Farmers' Market

Lighting

Urban Renewal Agency of the City of Eugene, Oregon

General Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual

For the fiscal year ended June 30, 2012

(amounts in dollars)

	Budget	Budget	Actual	Actual	
	Original	Final	Budget basis	Adjustment	GAAP basis
Revenues					
Intergovernmental	1,626,000	2,366,000	2,354,318	0	2,354,318
Rental income	0	0	29,700	0	29,700
Charges for services	0	0	5,730	0	5,730
Repayment of revolving loans	0	0	0	82,972	82,972
Miscellaneous	56,000	56,000	47,391	(1,525)	45,866
Total revenues	1,682,000	2,422,000	2,437,139	81,447	2,518,586
Expenditures					
Urban renewal redevelopment	355,000	355,000	230,934	2,915,601	3,146,535
Loans granted	1,740,000	3,119,173	2,915,601	(2,915,601)	0
Total expenditures	2,095,000	3,474,173	3,146,535	0	3,146,535
Excess (deficiency) of revenues over expenditures	(413,000)	(1,052,173)	(709,396)	81,447	(627,949)
Other financing sources (uses)					
Principal payments received	80,000	80,000	82,972	(82,972)	0
Transfers in	355,000	355,000	230,909	0	230,909
Total other financing sources (uses)	435,000	435,000	313,881	(82,972)	230,909
Net change in fund balance	22,000	(617,173)	(395,515)	(1,525)	(397,040)
Fund balance, July 1, 2011	38,000	677,173	677,173	1,603	678,776
Fund balance, June 30, 2012	60,000	60,000	281,658	78	281,736

See "Attachment 3" for list of loan recipients and amounts

Attachment 3
FY12 Loan Recipients and Amounts

The chart below provides the loan recipients, FY12 disbursement amount, loan amount, source of funds, use of funds, and amount of private funds in the project. DRLP in the “source” column means the Downtown Revitalization Loan Program. The DRLP is a flexible financing program designed to encourage investments within the Plan Area that contribute to the economic vibrancy and density goals for downtown. The DRLP is also designed to be responsive to unique redevelopment opportunities, downtown redevelopment challenges, and individual project financing needs. The loan program is administered by Agency staff and uses program revenue for loans (NOT tax increment funds). All loans are reviewed by the Loan Advisory Committee.

Borrower	Loan Amount	FY12 Disbursement	Source	Use	Private Funds
Beam Development	\$6,504,000	\$2,357,229	Federal (Section 108 loan guarantee & BEDI grant) *	Construction Loan (Broadway Commerce Center)	\$ 796,700
Lord Leebrick	\$ 150,000	\$ 8,372	DRLP	Building improvements to location on West Broadway	\$1.5 million
First on Broadway	\$ 500,000	\$ 500,000	DRLP	Acquisition of property on West Broadway (across from Broadway Commerce Center)	\$3.6 million
Belly	\$ 50,000	\$ 50,000	DRLP	Tenant improvements for second location (30 East Broadway)	\$ 10,000
<i>Totals</i>	<i>\$7,204,000</i>	<i>\$2,915,601</i>			<i>\$5,906,700</i>

* The federal (HUD) contract requires the funds to be suballocated to the Agency.

Spending Limit Information

Oregon Revised Statutes require each urban renewal district that receives property taxes include a “maximum indebtedness” limit in their urban renewal plan. “Maximum indebtedness” is a required spending cap for all property tax expenditures over a period of time. “Maximum indebtedness” is not a legal debt limit. It is more like a spending limit.

Adopting a maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt. Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

Certain expenditures are included in the maximum indebtedness calculation and certain expenditures are excluded. For instance, cash payments for projects and administrative expenses are included in the calculation, but expenditures made from sources other than tax increment revenues are not included in the spending limit, such as Downtown Revitalization Loan Program funds. In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing indebtedness. The specific limitations of the maximum indebtedness amount are spelled out in the Plan.

The 2010 Amendment increased the maximum indebtedness amount by \$13.6 million, to a total of \$46.6 million. The maximum indebtedness limit established by Section 1400 of the Plan does not apply to nor limit:

1. The obligation of the Agency to pay interest on indebtedness issued or incurred under the Plan;
2. Any indebtedness issued to refund indebtedness issued or incurred under the Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 1998 Amendment; and
4. Expenditures made from funds other than tax increment funds, such as loans made from the Downtown Revitalization Loan Program.

Below is the spending limit information for each of the approved projects.

Improvements for the Lane County Farmers’ Market

Spending Limit Authorized by Plan	Spending Limit Remaining	Notes/Timing
\$500,000	\$500,000	See page 5 for more information

No funds have been expended in this area.

Broadway Place Garages & Public Safety Improvements

Spending Limit Authorized by Plan	Spending Limit Remaining	Notes/Timing
\$4.9 million in principal ²	\$90,000	\$420,000 spent in FY11 d/s pymt \$4.39M FY11 refinance

The Agency made the City’s principal and interest payments for FY11 and then refinanced the debt to attain a lower interest rate. In May 2011, the Agency issued \$4.39 million in private placement bonds for the refinance. Subsequent annual debt service payments are not counted against the spending limit.

Lane Community College New Downtown Campus

Spending Limit Authorized by Plan	Spending Limit Remaining	Notes/Timing
\$8 million	\$0	Spent in FY11

In May 2011, the Agency signed an intergovernmental agreement with LCC and disbursed the \$8 million urban renewal grant. The Agency issued \$3.5 million in private placement bonds to be combined with cash-on-hand. Subsequent annual debt service payments are not counted against the spending limit.

Project Delivery Administration

Spending Limit Authorized Under <u>1998</u> Plan Amendment	Spending Limit Remaining	Notes/Timing
\$860,000	\$0	\$472,044 spent in FY10 \$251,541 spent in FY11 \$136,415 spent in FY12

When the Plan was amended in 2010, there was some authorization remaining under the spending limit set in 1998. In the Plan Estimate, the amounts for project delivery administration to be counted against the 1998 spending limit were noted. Actual expenditures against that amount in FY10 and FY11 totaled \$723,585, which left \$136,415 remaining under the 1998 limit to be spent in future years. The remaining 1998 limit was exhausted with part of the FY12 project delivery administration expenditures.

² Interest expense does not count toward the spending limit.

Spending Limit Authorized Under <u>2010</u> Plan Amendment	Spending Limit Remaining	Notes/Timing
\$1,190,000	\$1,067,630	\$27,851 spent in FY11 \$94,519 spent in FY12

The 2010 Plan amendment authorized an additional \$1,190,000 for project delivery administration. In FY11, \$27,851 was spent under this authorization for bond issuance costs. In FY12, \$94,510 was spent under this authorization.

Existing Activities

Spending Limit Authorized Under <u>1998</u> Plan Amendment	Spending Limit Remaining	Notes/Timing
\$100,000 lighting	\$75,360	\$24,640 spent in FY12
\$134,593 misc. carry forward	\$134,593	No project was approved in the 2010 Amendment for this expenditure

Through FY12, the Agency spent \$24,640 on downtown lighting and has \$75,360 left under the spending limit. The funds are anticipated to be fully spent by the end of FY14, if not before. The miscellaneous carry forward for additional capital projects not contemplated at the time of the Plan Amendment is not allowed under the current Plan. The funds were deauthorized and transferred back to the debt service fund in FY13.