

PENDLETON DEVELOPMENT COMMISSION

URBAN RENEWAL DISTRICT

PROPOSED BUDGET



2019-2020

**PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
PROPOSED BUDGET
FY 19-20**

TABLE OF CONTENTS

INTRODUCTORY SECTION

2019-18 Budget Committee Members.....	ii
Commission Goals for Fiscal Years 2017-20	1
Budget Message	2
Map of the Urban Renewal District	4

BUDGET DETAIL SECTION

Budget Calendar.....	5
Urban Renewal District Debt Service Fund Resources Summary.....	6
Urban Renewal District Debt Service Fund Expenditure Summary	7
Urban Renewal District Operating Fund Resources Summary	8
Urban Renewal District Operating Fund Expenditure Summary	9

**PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
PROPOSED BUDGET
FY19-20**

2019-20 BUDGET COMMITTEE

Jake Cambier

Kricket Nicholson

Paul Chalmers

Vincent Papol

Scott Fairley

Tammie Parker

Tim Guenther

Dale Primmer

Carole Innes

Rita Rosenberg

Dave Krumbein

Mike Short

Becky Marks

Jeri Taylor

McKennon McDonald

John Turner

Linda Neuman

Lori Wyman

EXECUTIVE DIRECTOR

Robb Corbett

Pendleton Urban Renewal Commission

2017-2020 GOALS

Goal: Develop vacant or under-used upper stories above downtown historic buildings.

Goal: Develop a strategic plan for properties west of the Convention Center owned by PDC/City and others.

Goal: Improve/develop downtown public amenities.



PENDLETON URBAN RENEWAL DISTRICT

Pendleton Development Commission

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Building businesses

With its emphasis on restoring historic buildings, it's possible to overlook the impact of the urban renewal program on operating businesses in downtown Pendleton. One clear indicator is the occupancy rate of downtown storefronts, which has moved from the mid-70% range a decade ago to the low-90% range most recently.

In addition, urban renewal funding has enabled the rise of a strong downtown business group, the Pendleton Downtown Association, which is closing in on 100 members who operate businesses in our downtown. The Association works on major issues such as parking improvement, downtown beautification—such as the hanging flower baskets every summer—and increasing customer traffic to the downtown merchants and food and beverage businesses.

Urban renewal also funded an extensive survey of Pendleton residents' shopping behavior and preferences last year. This important data is the basis for a new marketing program to bring more businesses to downtown and to assist those already here in strengthening their operations.

Through the urban renewal program, Jump Start, new and expanding downtown businesses receive a push, with both financial and other forms of assistance. On the financial side, Jump Start loans to new businesses over the past two years have given downtown two highly successful restaurants to add to the variety already here. Jump Start loans supported the start of our first micro-brewery and the continuation of our one downtown artisan bakery. Jump Start also enabled the start up of a clothing store, the number one retail store wanted downtown according to the shoppers research.

Restoring our history while adding housing

As so many news stories have pointed out, Pendleton has a housing shortage, something it shares with nearly every other community in Oregon. So we're pleased that we can support housing development while also restoring a historic building downtown. Urban renewal has emphasized restoring of upper stories in over a dozen downtown buildings. Then in 2018 the PDC combined two of its programs, façade restoration and upper story restoration, to partially fund development of 18 downtown apartments in a onetime hotel built in 1905. This project will wrap up in spring, 2019.

The same developer is pursuing a project in a second historic building, one built in 1897. Here we may see more than a dozen apartments added, in addition to a façade restoration that will return this wonderful building to its original historic character. This building may benefit from the design charette project produced by urban renewal in 2017-2018 that resulted in designs for the upper stories of six downtown historic buildings. While this building was not one of the six, its upper story design is nearly identical to one of the six, allowing the developer to use the same architecturally designed plans for this seventh historic building.

A onetime boarding house on Main Street is the site for both a business expansion and a façade restoration project in the spring, 2019, both projects partially financed with assistance from urban renewal. As with so many historic buildings, this one has seen a number of changes in its appearance but none that seriously detracted from the historic structure that opened in 1900.

Expanding our economy

Urban renewal provides a way to undertake projects to expand our economy while protecting historic resources. Those resources in turn appeal to a segment of the visitor trade, heritage travelers who enjoy the history of the places they visit. Our inventory of historic buildings downtown is the perfect magnet for this visitor, an attraction that can continue its appeal indefinitely, as long as we preserve these buildings.

Thank you again for the opportunity to serve Pendleton.

Sincerely,



Robb Corbett, Executive Director

Pendleton Development Commission



Charles Denight, Associate Director

Pendleton Development Commission



Figure 1: Pendleton Downtown Riverfront Urban Renewal Boundary

Tashman Johnson LLC

Seder Architects pc

PENDLETON DEVELOPMENT COMMISSION
URBAN RENEWAL DISTRICT
Budget Calendar Fiscal 2020

- 04/3 FY 2020 budget forms and financial reports distributed.
- 04/11* Send notices of first budget committee meeting to paper.
- 04/11 Meeting with the Executive Director.
- 04/24 Begin printing budget.
- 04/25* Publish notice of first budget committee meeting. (Not less than 5 days before meeting nor more than 30 days.) Website notice 10 days before meeting.
- 04/26 Preliminary Budget completed.
- 05/09 Budget Committee meeting.
- 05/29** Send budget summaries and notice of Development Commission hearing to paper.
- 06/06 Publish notice of hearing before the Development Commission. (Not less than 5 days and not more than 30 days.) Publish Budget summaries and all other required State of Oregon Department of Revenue forms.
- 06/18 Budget Hearing before the Development Commission.
- 06/18 Budget proposed for adoption at this time.
- 07/01 Budget and proper state budget forms submitted to County Assessor.

* Publishing dates

** Newspaper deadline dates

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 DEBT SERVICE FUND
 RESOURCE SUMMARY**

Description of Revenue Sources

The Urban Renewal District (referred to as the Pendleton Downtown/Riverfront Urban Renewal District) URA is a separate district from the City of Pendleton. Property taxes within the District are frozen at the level for 2003-2004 tax year. Any increase in taxes on properties within the District goes to the District.

FY20 Projections of Revenues

The beginning fund balance consists of reserves from the current fiscal year. Taxes are based on FY18-19 current tax receipts estimation with a 3% increase from estimated receipts in FY19.

Actual FY17	Actual FY18	Budget FY19	RESOURCES	Proposed Budget FY20	Approved Budget FY20	Adopted Budget FY20
\$1,193,605	\$751,440	\$891,000	BEGINNING WORKING CAPITAL	\$419,000		
713,259	732,384	765,000	TAXES	900,000		
			MISCELLANEOUS REVENUES			
0	0	0	Grants	0		
8,209	7,357	10,100	Interest	10,000		
8,209	7,357	10,100	Total Charges for Services	10,000	0	0
0	0	0	TRSFRR FROM OPERATING FUND	0	0	0
\$1,915,073	\$1,491,180	\$1,666,100	TOTAL FUND RESOURCES	\$1,329,000	\$0	\$0

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 DEBT SERVICE FUND
 EXPENDITURE SUMMARY**

Description of Revenue Sources

The Urban Renewal District is a separate district from the City of Pendleton. The Pendleton City Council also serves as the board members of the Pendleton Development Commission with advice from a separate advisory committee. The Debt Service receives tax dollars and uses the tax dollars to pay the Urban Renewal Agency's debt.

FY20 Proposed Budget

Reimbursement to the City includes \$59,270 for the Associate Director's salary and direct supplies and the balance is for City reimbursement for personnel, materials, audit, bookkeeping, payroll and other services provided to support the Urban Renewal Agency. Debt payments are for one fixed term loan and one credit line loan with a local institution.

Actual FY17	Actual FY18	Budget FY19	EXPENDITURE CATEGORIES	Proposed Budget FY20	Approved Budget FY20	Adopted Budget FY20
			MATERIALS AND SERVICES			
\$0	\$0	\$500	Other Expenses	\$0		
68,873	55,851	115,600	City Reimbursement of Expense/Personnel	105,800		
68,873	55,851	116,100	Total Materials and Services	105,800	0	0
			DEBT SERVICE			
740,824	0	0	Principal on Community Bank Loan	0		
63,779	0	0	Interest on Community Bank Loan	0		
198,773	508,214	219,000	Principal on Banner Bank Loan	239,000		
77,394	71,674	45,000	Interest on Banner Bank Loan	36,500		
0	0	1,000,000	Additional Credit Line Debt	310,000		
13,990	22,680	10,000	Other Financing Fees	5,000		
1,094,760	602,568	1,274,000	Total Debt Service	590,500	0	0
0	0	276,000	RESERVE FOR DEBT SERVICE	632,700		
\$1,163,633	\$658,419	\$1,666,100	TOTAL DEBT EXPENDITURES	\$1,329,000	\$0	\$0

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 OPERATING FUND
 RESOURCE SUMMARY**

Description of Revenue Sources

The Urban Renewal District is a separate district from the City of Pendleton. The Pendleton City Council also serves as the board members of the Pendleton Development Commission, with advice from a separate advisory committee. The Operating Fund provides for funding from loan proceeds for projects of the Urban Renewal District.

FY20 Projections of Revenues

The Urban Renewal Agency will fund operations with credit line loan proceeds for the FY20. Jump Start loan repayments are expected at \$22,400 for the fiscal year.

Actual FY17	Actual FY18	Budget FY19	RESOURCES	Proposed Budget FY20	Approved Budget FY20	Adopted Budget FY20
\$424,972	\$292,937	\$195,000	BEGINNING WORKING CAPITAL	\$681,000		
			MISCELLANEOUS REVENUES			
0	300,000	2,000,000	Loan Proceeds	300,000		
17,241	39,276	22,500	Jump Start Loan Repayments	22,400		
0	2,500		Donations/Grants			
0	0		ODOT Reimbursement			
0	0	0	Miscellaneous Revenues	0		
2,595	2,050	1,500	Interest	4,000		
19,836	343,826	2,024,000	Total Miscellaneous Revenues	326,400	0	0
\$444,808	\$636,763	\$2,219,000	TOTAL FUND RESOURCES	\$1,007,400	\$0	\$0

**PENDLETON DEVELOPMENT COMMISSION
 URBAN RENEWAL DISTRICT
 OPERATING FUND
 EXPENDITURE SUMMARY**

Description of Revenue Sources

The Urban Renewal District is a separate district from the City of Pendleton. The Operating Fund provides for funding from loan proceeds for the projects of the Urban Renewal District.

FY20 Proposed Budget

This budget continues the current programs and budgets \$229,900 in contingency, with the expectation this will be the beginning fund operating budget for fiscal year 2020-21. Capital of \$50,000 is simply a place holder for possible improvements in the upcoming year.

Actual FY17	Actual FY18	Budget FY19	EXPENDITURE CATEGORIES	Proposed Budget FY20	Approved Budget FY20	Adopted Budget FY20
			MATERIALS AND SERVICES			
\$0	\$0	\$0	Grants	\$0		
1,914	2,904	2,500	Other Expense	2,500		
0	0	2,500	Code Barrier Grants	0		
0	0	20,000	Festival Area	0		
0	98,495	100,000	Fresh Start	100,000		
11,529	64,219	100,000	Jump Start	100,000		
76,009	52,901	850,000	Second Story Access	310,000		
0	0	25,000	Marketing	10,000		
1,903	14,528	50,000	Demolition Grants	15,000		
0	61,250	55,000	Pendleton Downtown Assn	40,000		
60,517	25,726	200,000	Special Projects	100,000		
0	67,131	646,425	Façade Restoration Opportunities	50,000		
151,872	387,154	2,051,425	Total Materials & Services	727,500	0	0
0	0	50,000	CAPITAL OUTLAY	50,000		
0	0	117,575	CONTINGENCY	229,900		
\$151,872	\$387,154	\$2,219,000	TOTAL OPERATING EXPENDITURES	\$1,007,400	\$0	\$0