



## 2009-10 Annual Report & Financial Statement

### Letter from Chairwoman Nola Xavier

The Florence Urban Renewal Agency has prepared this annual report in accordance with ORS 457.460. It will be available on file for all interested parties and posted on the website at [www.ci.florence.or.us](http://www.ci.florence.or.us). The required information is as follows:

The tax increment received in fiscal year 2009/10 was \$241,275.95; taxes received from prior years \$3,655.56; interest income \$296.74 and in lieu of taxes \$71.54, for a total income of \$245,299.79. We also had a carryover of \$242,119.95, for a total revenue of \$488,498.40 and bank interest earned totaled \$1,078.66.

The Materials & Services for the fiscal year 2009/10 were \$67,841.69 with \$22,244.63 of that being our payment on the Library expansion. We have no paid staff but instead utilize the services of city staff when necessary and reimburse the city for their time and expenses. The approved budget for 2009/10 is on page 3 of this report.

The approved budget for the current year 2010/11 is also on page 3. We are projecting a tax increment of \$231,750 and a carry-over of \$405,000. The budget also shows "loan proceeds/line of credit" of \$250,000. This amount was put in the budget because of the way State law was interpreted to require that all tax increment had to be converted to "debt" which was then paid with the increment and thus became "loan proceeds", ready to be used for expenditures. That interpretation has now changed and the definition of "debt" allows us to pay obligations directly from the increment without the conversion process. That saves the costs of this processing. The \$250,000 shown on the budget as both income and expense makes it appear that we have \$250,000 more income than we actually receive.

The expenses projected in the 2010/11 budget include Material and Services totaling \$274,975.00 which includes \$15,000 for website development; \$29,000 for the Library debt; \$50,000 for contract services; \$5,000 for the audit; \$5,000 for legal services and \$160,000 for our Preservation and Rehabilitation Grant project. The Capital Outlay expense of \$85,300 is for the IGA with the city to acquire the property for the Siuslaw Interpretive Center on Bay St.

As this report is being prepared we can report that the purchase of the Siuslaw Interpretive Center property has been completed and planning is underway for the completion of the project. We are working on the website and expect to hire a developer soon to complete this project. We have hired a consultant to do an Urban Renewal Plan Review and Financial Assessment. This is the required first step in obtaining bonds for the infrastructure work being planned in the Old Town area. These improvements will include increasing the size of the waterlines, correcting some sewer issues and possibly some sidewalk and utility work, depending on what the study shows our capacity is for bonding. We hope to start this work in 2011.

We are always interested in hearing from you about ideas and suggestions for the Urban Renewal District. Information about our meeting times and the agenda, along with contact information is on the city website.

Respectfully submitted,

Nola Xavier  
Chairwoman

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**Q: I noticed something on my tax statement this year. What's Urban Renewal?**

**A:** If you live in Florence, Oregon you will see a line on your tax statement that refers to Florence Urban Renewal. Urban Renewal allows taxing districts to establish areas within their boundaries that they consider to be blighted.

Although it appears to be a new tax, it's really not. What happens is if you're within the City of Florence boundaries, a portion of the taxes that you pay to special districts that overlap an urban renewal district are used to fund the urban renewal projects that are put in place to improve the blighted areas. The Urban Renewal Agency does not increase the property tax of any property owner within the City of Florence. Urban Renewal Agencies receive their money from the amount taxpayers would have paid to other taxing districts and shifting that amount into their agency.

It is estimated that all activities proposed in the urban renewal plan will be completed, and project indebtedness paid off by 2026-27. Those within the City of Florence will be seeing urban renewal on their tax statements until that time as that is when the tax increment provisions of the plan will be ended. If you would like to know more about the Florence Urban Renewal Agency, please see the contact information listed below.

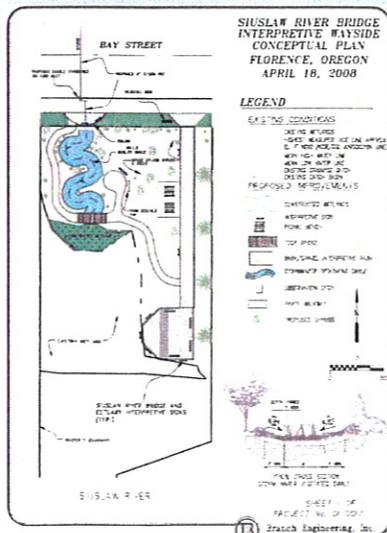
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## Siuslaw Interpretive Center

On October 13, 2010 the Agency approved Resolution No. 3, Series 2010 authorizing the payment obligation of \$85,300 to assist with the land acquisition of the "Barnett Property" which will be the future home of the Siuslaw Interpretive Center. The adopted Florence Urban Renewal Agency plan includes funding for projects that relate to completion of an interpretive site as well as mini park development and enhancements.

This project will provide a picturesque wayside for tourists, travelers, and residents to enjoy the scenic splendor of the historic Siuslaw River Bridge and surrounding area.



The park will include interpretive signage to introduce visitors to the history of the bridge and surrounding area as well as highlight the ecological value of the estuary. A meandering pathway will wind past existing tidal wetlands, through constructed wetland enhancements, and past a stormwater treatment swale. Interpretive signage will introduce the visitor to stormwater in our open space environment and demonstrate how efforts to improve stormwater quality can be both functional and attractive. A picnic area will provide travelers an attractive respite to enjoy lunch before moving on.

The City completed acquisition of the property in November by using the funds allocated by urban renewal, Federal Scenic Byways Funds, State Exchange Funds, and Federal STP Funds. The City will begin the project in 2011.

## 2009-10 Budget

### Revenue

Projected Revenue for 2009-10	\$164,800
Carry Over from 2008-09	<u>\$230,000</u>
<b>Total</b>	<b>\$394,800</b>

### Expenditures

Material and Services	
◆ Misc. (37k)	
◆ Staff time, materials and services (15k)	
◆ Library payment for expansion project (23k)	\$80,000
Debt Service	\$269,800
Future Projects	0
Siuslaw Interpretive Center	0
Contingencies	\$5,000
Unappropriated ending fund balance	<u>\$40,000</u>
<b>Total</b>	<b>\$394,800</b>

## FURA 2010-11 Adopted Budget

### Revenue

Projected Revenue for 2010-11	\$231,750
Loan Proceeds- Line of Credit	\$250,000
Carry Over from 2009-10	<u>\$405,000</u>
<b>Total</b>	<b>\$886,750</b>

### Expenditures

Material and Services	\$274,975
Contingencies	\$65,000
Land Acquisition Partnership	\$85,300
Reserve for Future Projects	\$100,000
Transfer Out Debt Service Fund	\$252,750
Unappropriated funds	<u>\$108,725</u>
<b>Total</b>	<b>\$886,750</b>

## 2009-10 Impact on Special Districts

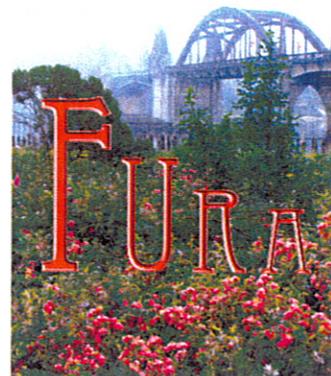
The purpose of the Florence Urban Renewal Plan is to provide incentives for new development that will create increased property values, new jobs, and economic growth opportunities in Florence.

Under the provisions of Ballot Measure 50, an urban renewal plan will have some impact on future property tax revenues for general government taxing bodies, however the Agency believes that our renewal efforts will increase overall property values in Florence, and therefore produce additional revenue for all taxing bodies.

Below is a breakdown of the impact the urban renewal plan had on the tax collection on the special districts for 2009-10:

City of Florence	\$73,389.32
Lane County	\$31,217.85
Siuslaw Public Library	\$11,501.31
Port of Siuslaw	\$3,286.09
Western Lane Ambulance	\$7,119.86
* Lane Community College	\$13,848.52
*Siuslaw School District	\$112,509.43
*ESD	<u>\$4,929.13</u>
<b>Total</b>	<b>\$257,801.51</b>

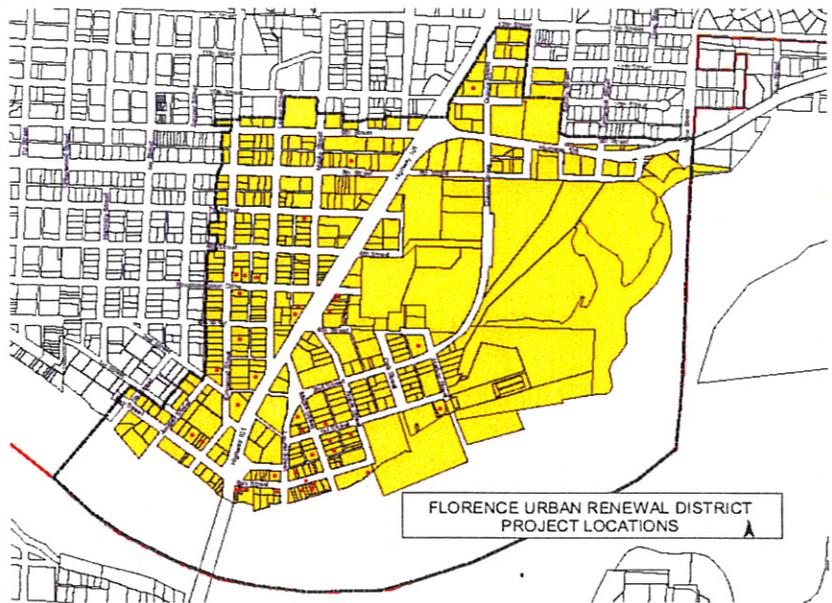
\*Siuslaw School District, LCC, and ESD are reimbursed according to their proportionate share of the state pool.



This program was announced in February at the Chamber Business Expo. There was a great deal of interest and many people picked up applications and criteria guidelines.

These grant applications were reviewed by city staff for any permit requirements and then reviewed by the Urban Renewal Board before any grants were approved. They were awarded on a "first come, first served" basis until the money appropriated was committed. A total of 39 grants were approved before reaching the total appropriation. Almost all of the grants were under \$5,000 each and included such work as sidewalks, parking areas, signs, replacing windows with more energy efficient ones, repairing and painting buildings and fences, restoring the old town street lamps, etc.

This project had a very positive response from the business and owners in the district to do needed repairs and improvements. Some of the projects are still being worked on or are waiting for final approvals before starting. This grant is now closed because all the money allocated has been appropriated. The projects are located as pinpoints on the map we have included below. Below the map is a Before and After snapshot of one business that benefit from the program.



The Urban Renewal Board has nine members, four representing special districts, two members representing the Florence community, two city councilors and the mayor. The Current members are:

	Term Expires
<b>Phil Brubaker</b> Mayor	2012
<b>Alan Burns</b> Councilor	2011
<b>Nola Xavier</b> Councilor Chair of the Urban Renewal Agency	2012
<b>Dave Forsberg,</b> Siuslaw Library Board	2011
<b>Mike Webb</b> Western Lane Ambulance Vice-Chair of the Urban Renewal Agency	2010
<b>Joshua Greene</b> Port of Siuslaw	2012
<b>PJ Clark-Lais</b> Lane County Representative	2012
<b>Ann Huntington</b> Community Member	2010
<b>Wilbur Terynik</b> Community Member	2011

The term of office of each member of the Board of Directors, with the exception of the Mayor of Florence is three years with the term expiration on January 31st.

AIC Insurance Before



After

