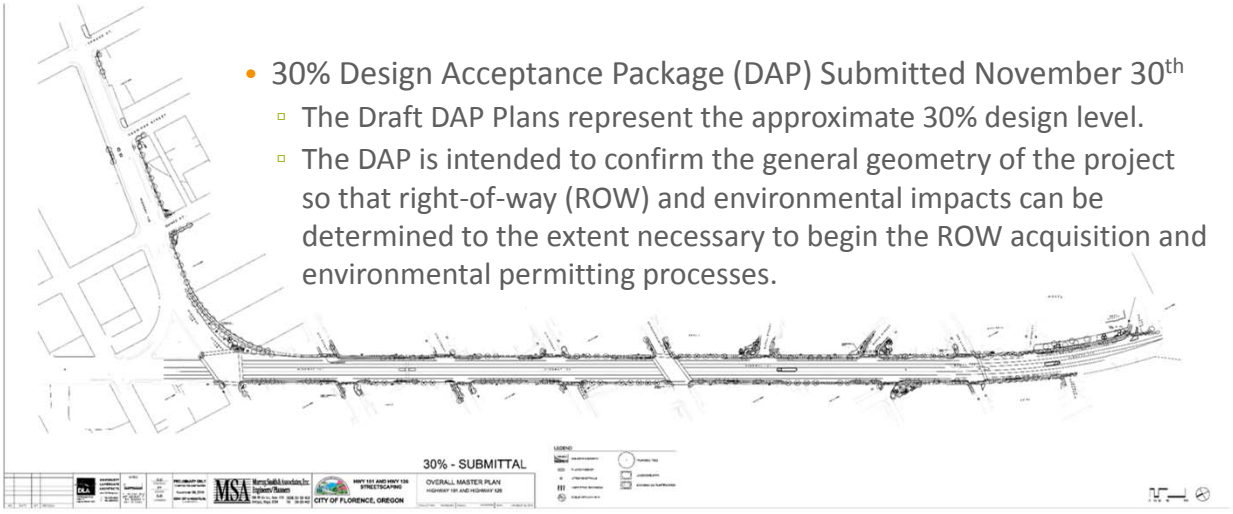
Presented at 12.1.16 FURA Mtg - Agenda Item #4

ReVision Florence Update – 30% DAP Milestone

Florence Urban Renewal Agency
December 1, 2016

Current Status - DAP

- 30% Design Acceptance Package (DAP) Submitted November 30th
  - The Draft DAP Plans represent the approximate 30% design level.
  - The DAP is intended to confirm the general geometry of the project so that right-of-way (ROW) and environmental impacts can be determined to the extent necessary to begin the ROW acquisition and environmental permitting processes.



What's included in the 30% DAP?

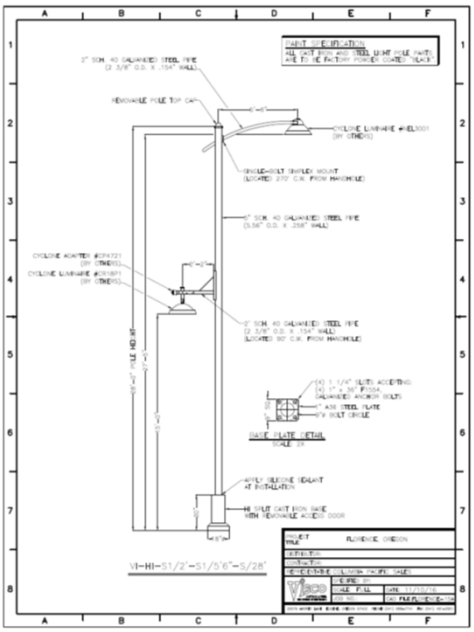
- Project Cost Estimates
- Project Constraints
- Public Involvement
- Design Criteria
- Proposed Design
  - Typical Sections
  - ADA Facilities
  - Landscape and Streetscape
  - Lighting
  - Signal Modifications
  - Traffic Control
  - Mobility
  - Drainage
  - Stormwater Management
  - Utility Undergrounding
  - Access Management
  - Design Exceptions

Rights-of-Way

- Temporary construction easements to construct proposed sidewalks, driveways, ADA ramps, and landscaping along Highway 101.
- Small permanent easements proposed at various locations on Highway 101 to accommodate ADA ramps and certain driveways.
- Permanent easements on Highway 126 at Quince Street and Redwood Street to accommodate landscaping, streetscaping, and gateway features.

30% DAP Highlights

- The illumination estimate is based on mid-height highway lights with lower pedestrian lights on the sidewalk side.
  - This option assumes that all existing highway lights will be removed, as such the proposed illumination will need to provide both highway and pedestrian lighting.



30% DAP Highlights

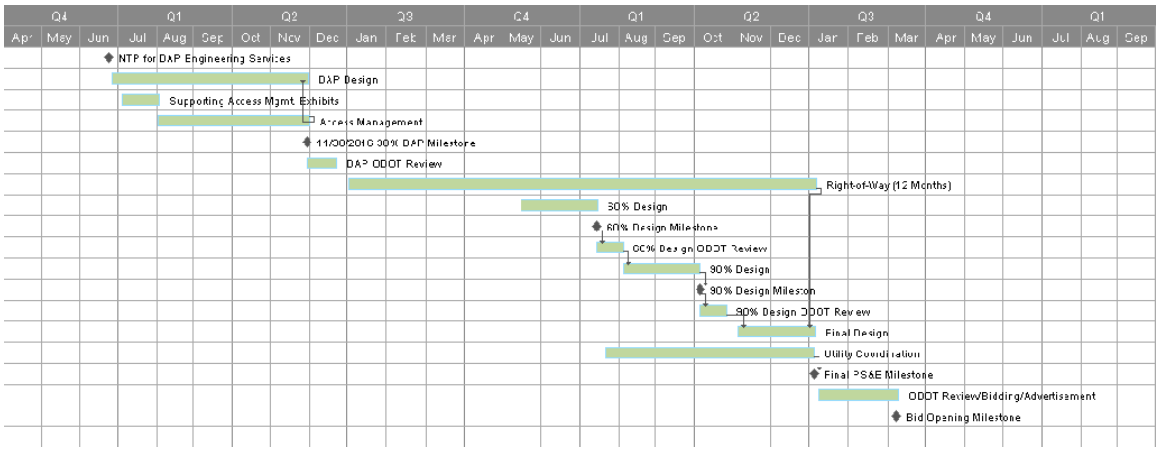
- Includes line items for the gateway features at Quince and Maple streets.
  - The City will provide further input on the style and type of gateways.
  - The gateways will require more detailed structural design during the next phase to determine size and detailed costs.
- Includes a line item for “landscape lighting”.
  - This is intended to provide electrical outlets at street trees for the City to plug in holiday lighting. This is included it in the cost estimate as a placeholder.

Cost Estimates

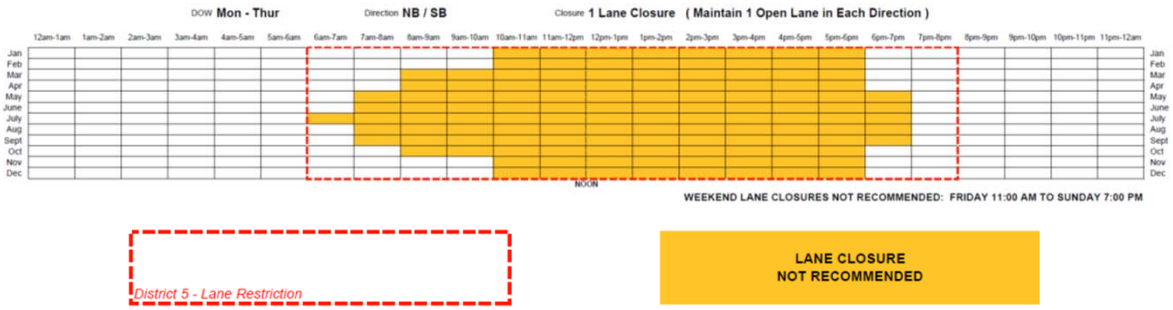
Construction Subtotal	$ 3,560,500
Engineering	427,260
Utility Undergrounding	720,000
Total for Construction	**$ 4,707,760**
DAP Design	319,854
Final Design	400,000
Right of Way Administration	359,000
Right of Way Acquisition	166,000
Project Estimate	**$ 5,952,614**
Contingency (30% Construction)	1,068,150
Project Total (Rounded)	**$ 7,021,000**

- The cost estimate includes $720,000 for utility undergrounding.
  - They have developed this cost based on discussions with all affected utilities, the costs are still pending review and additional input from certain utilities.
- High level estimate for the final design is included in the estimate.
- Right-of-way acquisitions and administration is included in the estimate.
- Current FURA Board approval for 30% DAP and contingency tasks is not to exceed $460,000.
- Contingency calculated 30% of construction subtotal.

Timeline



Lane Closures



Next Steps

- Review 30% DAP submission.
  - Staff, ODOT, and MSA DAP review on December 20th.
- Complete access management process.
  - Access Management methodology approved November 28th.
- Begin and complete right-of-way acquisition process for the proposed easements.
- Receive approval from ODOT of proposed design exception requests.
  - Design speed to remain 30 MPH.
  - Maintain the existing signalized intersection geometry.
  - Proposed 8 foot sidewalk along Hwy. 101. (Florence standard is 8-foot, ODOT's STA standard is 10-foot.)
- Begin and complete environmental clearances with ODOT.
- Confirm funding availability.
- Execute a contract amendment for final design, right-of-way acquisition, and bidding engineering services.
- Complete advance and final plans, specifications, and estimates.

Questions and Comments

ReVision Florence Financing Alternatives Update

Florence Urban Renewal Agency
December 1, 2016

Estimated Funding Sources and Uses

Description	Comments	Amount March	Amount December
Uses		*Excludes contingency of $1. million*	
Project includes sidewalks, medians landscaping, undergrounding utilities Hwy 101 at Siuslaw Bridge to Hwy 126. Same on Hwy 126 from 101 to Spruce.		$6,000,000	$6,000,000
Sources			
FURA	FY 2016 and 2017	750,000	750,000
FURA	Borrowing FY 2018	0	1,200,000
City	Stormwater	0	50,000
ODOT	Costs for ODOT requirements	600,000	630,000
LaneACT STIP (FY 18)		*750,000	*750,000
Total		2,100,000	3,380,000
Gap		$3,900,000	$2,620,000

*$1.0 million with $250k local match

Potential Resource Alternatives

Description	Source	Estimated Amount
Estimated funding gap		$ 2,620,000
Potential Funding Alternatives		
Additional ADA and other ODOT related project costs	ODOT	620,000
Undergrounding utilities	LCPUD	TBD
General project costs	Lane Co./TRT	2,000,000
Total		2,620,000
Gap		$ 0

ReVision Funding Summary

Description	Source	Amount December	%
Project Cost		$6,000,000	100%
Funding			
FURA		1,950,000	
City	Stormwater	50,000	
Total - Local		2,000,000	33.33%
County	TRT	2,000,000	33.33%
State	ODOT	2,000,000	33.33%
Total		**6,000,000**	**100%**

Estimated Annual Funding Requirements

Including Debt Service

If full $2.6 million Gap Unfilled

Description	Comments	Amount
Estimated annual debt service ***per million***	20 year debt issue, 3.5% interest	$71,000 ($89,000 to meet DCR)
Annual Debt and Operating Costs		
Estimated total annual debt service	$2.62 times $71,000	$186,000 ($233,000 to meet DCR)
Estimated annual maintenance	Landscaping, sidewalk repair, banners (preliminary estimate)	$100,000
Total		**$286,000** **($333,000 to meet DCR)**

Resource Alternatives

Capital – Annual Debt Service (20 years, 3.5% interest)

Description	Comments	Estimated Amount
Potential need - annual	$2.6 million financing	$186,000
Resource Alternatives		
Street fee	Per each $1.00 increase	$58,000
Transient room tax **City 4%** – presently allocated 40% Chamber – 60% FEC **County 5%** - County paid off FEC debt commitment in FY 2016 ($154k/year)	Per each 1.0% rate Annual revenue in Florence - $455,500 in FY 2017	$95,000* * FY 2018 est.

License fee, Street fee, TRT and GO Bonds are estimated for FY 2018; Gas tax based on 2012 fuel sales.

Resource Alternatives

Maintenance

Description	Comments	Estimated Amount
Estimated annual maintenance	Landscape, benches, lights, banners, sidewalks	$100,000
Funding alternative selected		
License fee – solid waste	**5.0% license fee**	**$95,000**
Other resources considered		
Street fee	$1.75 per household	$101,500
Transient room tax	1.0% tax	$95,000
Gas tax	$0.01 tax per gallon	$88,000

FURA Five-Year Funding Forecast

	2015-16 Estimate	2016-17 Budget	2017-18 Forecast	2018-19 Forecast	2019-20 Forecast	2020-21 Forecast
Intergovernmental			3,400,000			
Miscellaneous	4,300	1,000	801,000	1,000	1,000	1,000
Transfers	-	-	50,000	-	-	-
Debt proceeds	510,349	1,725,351	1,450,000	-	250,000	200,000
Total current year resources	514,649	1,726,351	5,701,000	1,000	251,000	201,000
Expenditures						
Materials and services	323,700	249,300	252,600	241,200	244,900	248,600
Capital outlay						
Sidewalks	-	75,000	-	-	-	-
Artwork	10,000	125,000	115,000	-	-	-
ReVision Florence	150,000	600,000	5,250,000	-	-	-
Development projects	-	500,000	-	-	-	-
Estuary trail/land	118,600	-	175,000	-	-	-
Capital outlay	278,600	1,300,000	5,540,000	-	-	-
Total expenditures	602,300	1,549,300	5,792,600	241,200	244,900	248,600
Resources over (under) expenditures	(87,651)	177,051	(91,600)	(240,200)	6,100	(47,600)
Beginning fund balance	262,770	175,119	352,170	260,570	20,370	26,470
Ending fund balance	175,119	352,170	260,570	20,370	26,470	(21,130)

Schedule

Description	Duration	Begin	Complete
30% drawings complete, estimated project costs update	7 months	May 2016	November 2016
Secure other funding sources	14 months	May 2016	June 2017
Complete design (including public engagement)	13 months	January 2016	January 2018
ODOT Review & Bid project	2 months	January 2018	March 2018
Construction	TBD	March 2018	
Paving	TBD		

Questions and Comments

FURA Considerations & Staff Recommendations

- Funding
  - Is there consensus on the presented strategies for funding options and alternatives?
- Design & Engineering Contract Amendment
  - Authorize staff to negotiate a scope of work and fee with MSA for the final design and right-of-way administration.
- Right-of-Way Process
  - Authorize staff to proceed with the right-of-way process.

Distributed at 12.1.16 FURA
Meeting - Agenda Item #5

30% - SUBMITTAL

LEGEND

- COLORED CONCRETE
- 6' LENGTH BENCH
- LITTER RECEPTACLE
- HOOP STYLE BIKE RACKS
- PUBLIC ART (ON PLINTH)
- PROPOSED TREE
- LANDSCAPE AREA
- STORMWATER PLANTING AREA

0 15 30 60 120

NO.	DATE	BY	REVISION

DOUGHERTY LANDSCAPE ARCHITECTS
www.DLAdesign.com
475 Willamette Street
Suite 305
Eugene, Oregon 97401
P 541.683.5993
F 541.683.8163

NOTICE
0 1"
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED DJD
DRAWN EP
CHECKED DJD

PRELIMINARY ONLY
DO NOT USE FOR CONSTRUCTION
November 30, 2016
MURRAY, SMITH & ASSOCIATES, INC.
Engineers/Planners

MSA Murray, Smith & Associates, Inc.
Engineers/Planners
888 SW 5th Ave., Suite 1170 Portland, Oregon 97204
PHONE 503-225-9010
FAX 503-225-9022

HWY 101 AND HWY 126 STREETSCAPING

CITY OF FLORENCE, OREGON

OVERALL MASTER PLAN
HIGHWAY 101 AND HIGHWAY 126

PROJECT NO.: 16-1948.001 | SCALE: AS SHOWN | DATE: NOVEMBER 30, 2016

Distributed at 12.1.16 FURA Mtg - Agenda Item #5

FLORENCE URBAN RENEWAL AGENCY
RESOLUTION NO. 2, SERIES 2016

A RESOLUTION AMENDING RESOLUTION No. 2, SERIES 2015 AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF FLORENCE TO FINANCE THE PROJECT; AUTHORIZING A SUPPLEMENTAL URBAN RENEWAL OBLIGATION DECLARATION; DELEGATING AUTHORITY TO NEGOTIATE AND EXECUTE ALL DOCUMENTS; AND RELATED MATTERS.

THE FLORENCE URBAN RENEWAL AGENCY, OREGON FINDS:

WHEREAS, the Florence Downtown Urban Renewal Plan (the "Plan") of the Florence Urban Renewal Agency, Oregon (the "Agency"), was established by Ordinance No. 7, enacted by the City Council on August 21, 2006 and approved by a majority of voters of the City of Florence, Oregon (the "City"); and

WHEREAS, the Agency executed its Master Urban Renewal Obligation Declaration (Florence Downtown Urban Renewal Area) (the "Master Declaration") on July 8, 2011 pursuant to Resolution No. 3 of the Agency, adopted June 16, 2011; and

WHEREAS, Resolution No. 2, Series 2015 adopted by the Agency on August 24, 2015 (the "Original Resolution") authorizes the execution of an intergovernmental agreement with the City to (i) finance the costs of certain real and personal property under the Plan (the "New Money Project") (ii) refinance its Oregon Urban Renewal Note, Series 2011 (Florence Downtown Urban Renewal Area) and its Installment Financing Agreement, Series 2009E, dated as of June 25, 2009 under the Special Districts Association of Oregon FlexLease Program and terminate the Intergovernmental Agreement for Reimbursement of Siuslaw Public Library District Indebtedness with Siuslaw Public Library District, which financed real and personal property under the Plan (collectively the "Refunding Project"), and (iii) pay related costs of the intergovernmental agreement. The New Money Project, the Refunding Project and related costs are collectively referred to as the "Project"; and

WHEREAS, the Agency executed an intergovernmental agreement with the City dated as of August 27, 2015 (the "2015 IGA") to finance and refinance the Project in an aggregate principal amount not to exceed $3,700,000 as Parity Indebtedness under the Master Declaration by executing a Supplemental Declaration dated as of August 27, 2015; and

WHEREAS, the City entered into a Tax-Exempt Non-Revolving Line of Credit Agreement with Banner Bank on August 27, 2015 (the "2015 City Agreement") to finance and refinance the Project, as well as City projects; and

WHEREAS, although the 2015 City Agreement is secured by the City's full faith and credit, pursuant to the 2015 IGA, the Agency has agreed to make payments to the City for the portion of the 2015 City Agreement allocated to finance and refinance the Project; and

WHEREAS, the cost and timing of the New Money Project and the City projects have changed since the execution of the 2015 City Agreement and the 2015 IGA and the City intends to amend the 2015 City Agreement to, among other things, increase the aggregate principal amount of the 2015 City Agreement and extend the maturity date; and

WHEREAS, the Agency has not drawn the full $3,700,00 authorized by the Original Resolution and wishes to extend the date that it may draw funds under the 2015 IGA; and

WHERAS, this Resolution amends the Original Resolution to authorize the City Manager of the City of Florence or the Board Chairperson or the designee of any such official, acting on behalf of the Agency (the "Authorized Representative") to amend the 2015 IGA to extend the date that it may draw funds and make future amendments to the 2015 IGA within the limits of the Original Resolution and execute such documents necessary to extend the draw date and make such amendments; and

NOW, THEREFORE, BE IT RESOLVED BY THE FLORENCE URBAN RENEWAL AGENCY, OREGON AS FOLLOWS:

Section 1. Section 3. Delegation of the Original Resolution is hereby amended to include subsection (f) as follows:

(f) To extend, modify or amend the 2015 IGA pursuant to Resolution No. 2, Series 2015, as amended by Resolution No. 2, Series 2016 as the Authorized Representative determines would benefit the Agency and to execute other certificates, documents and agreements necessary to facilitate such extension, modification or amendment.

Section 2. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE AGENCY on this 1st of December, 2016.

_____
Joshua Greene, Chairperson

Attest: _____
Kelli Weese, City Recorder