

# REDEVELOPMENT AGENCY

## STATEMENT OF PURPOSE

To eliminate blight in the downtown Core, Olive Drive, and South Davis sub-areas through property acquisition, participation with property owners, construction of public improvements, and providing low- and moderate-income housing, as authorized by state law. In addition to the Redevelopment Agency program budgets shown here, the Agency also provides support to the Community Development Administrative and Planning Divisions, the City's Economic Development Program, and a number of Capital Improvement Projects.

### OPERATIONS - DIVISION 91

- Maintain Legal and Financial Records of the Redevelopment Agency Organization
- Ensure Agency Debts and Other Obligations are Paid
- Economic Development
- Provide training to Agency staff
- Prepare Annual Audit and State Reports as Required by Law
- Support to Department of Community Development and Sustainability
- Legal and Audit Fees



**Revenues by Fund**

<u>Source of Funds</u>	<b>08-09 Actual</b>	<b>09-10 Actual</b>	<b>10-11 Budget</b>	<b>11-12 Budget</b>
General Fund Support	36,498	45,294	55,582	0
RDA Funds	3,998,328	9,078,125	4,921,810	8,706,217
<b>Total Revenues</b>	<b>4,034,826</b>	<b>9,123,419</b>	<b>4,977,392</b>	<b>8,706,217</b>

**Expenses by Division**

<u>Division</u>	<b>08-09 Actual</b>	<b>09-10 Actual</b>	<b>10-11 Budget</b>	<b>11-12 Budget</b>
Operations	3,946,383	9,123,419	4,977,392	8,706,217
Housing	87,988	0	0	0
<b>Total Expenditures</b>	<b>4,034,826</b>	<b>9,123,419</b>	<b>4,977,392</b>	<b>8,706,217</b>

The Redevelopment Agency (RDA) is not a city department but a separate legal entity.

Department/Program	EXPENDITURES BY CATEGORY						FUNDING SOURCES				
	Salaries & Benefits w ot	Salaries & Benefits	Overtime	Professional Services	Other Expenses	Program Total	General Fund	General Fund Fees & Charges	General Fund Grants/ Designated Revenue	Total General Fund Support	Other Funds
<b>REDEVELOPMENT</b>											
9101 - Redevelopment Agency Div Admin	258,664	258,664	0	600,950	3,602,983	4,462,597	0	0	0	0	4,462,597
9120 - Economic Development	364,221	364,221	0	217,000	3,662,399	4,243,620	0	0	0	0	4,243,620
9181 - 2011 RDA TAB Series A	0	0	0	0	924,700	924,700	0	0	0	0	924,700
9182 - 2011 RDA Taxable TAB Series B	0	0	0	0	895,171	895,171	0	0	0	0	895,171
9196 - 2003 Tax Allocation Bond	0	0	0	10,000	560,733	570,733	0	0	0	0	570,733
9197 - 2007 Tax Allocation Bond	0	0	0	10,000	807,714	817,714	0	0	0	0	817,714
9198 - 2007 Taxable Housing Bond	0	0	0	10,000	586,724	596,724	0	0	0	0	596,724
<b>TOTAL REDEVELOPMENT</b>	<b>622,885</b>	<b>622,885</b>	<b>0</b>	<b>847,950</b>	<b>11,040,424</b>	<b>12,511,259</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,511,259</b>

**2011/12 FINAL BUDGET  
SUMMARY OF REDEVELOPMENT FUND EXPENDITURES**

	2008-09 Actual	2009-10 Budget	2010-11 Budget	2011-12 Budget
<b>CITY ADMINISTRATION</b>				
0610 Legal & Litigation Services	49,269	-	-	-
1160 Promotions	43,241	60,519	63,233	67,468
3101 Community Development	95,605	87,708	79,470	79,709
3211 Public Information	46,334	37,928	37,520	35,741
3225 Economic Development	54,927	-	-	-
3282 General Plan Update	23,340	-	-	-
4894 Affordable Housing	196,357	323,690	431,290	8,009,179
4896 Community Housing Grants	9,000	-	-	-
5622 Patrol Services	-	-	192,998	206,976
Subtotal City Management	468,804	509,845	804,511	8,399,073
<b>DAVIS REDEVELOPMENT AGENCY - OPERATING</b>				
9101 Redevelopment Agency Div Admin	402,749	750,126	623,249	1,008,597
9101 Property Tax Pass-Thru	2,876,067	2,783,782	3,344,826	3,454,000
9120 Economic Development	484,895	601,761	738,452	4,243,620
9170 Downtown Parking Structure Maintenance	60,748	37,221	47,577	-
9172 Historic City Hall Maintenance	81,906	81,925	95,795	-
9174 Hunt Moyer Maintenance	-	33,945	40,488	-
9176 3rd & B Facility Maintenance	-	40,632	31,423	-
Subtotal RDA Operating	3,906,365	4,329,392	4,921,810	8,706,217
<b>DAVIS REDEVELOPMENT AGENCY - HOUSING</b>				
9301 RDA Housing-Administration	83,210	-	-	-
9315 RDA Housing	4,778	-	-	-
Subtotal RDA Housing	87,988	-	-	-
<b>CAPITAL IMPROVEMENT PROJECTS</b>				
8110 CIP Administration	159,722	18,312	18,862	11,723
8138 5th Street Corridor Improvements	-	-	-	75,000
8139 Investigate at Grade Bike/Ped Crossing @ De	4,538	5,618	-	25,156
8140 3 <sup>rd</sup> Street Corridor Improvements	-	-	-	-
8144 Depot Downtown Parking Structure	960	-	-	-
8162 A Street - Mondavi Connection	1,355	13,808	-	-
8163 2 <sup>nd</sup> Street Pedestrian Improvements	87,920	964,362	54,061	-
8164 3 <sup>rd</sup> Street Improvements A to B Streets	11,235	4,900	100,000	1,324,353
8176 Additional Core Area Parking	3,831	1,778	5,175	12,834,580
8191 Bicycle Museum	26,823	184,605	-	-
8195 Varsity Theatre - Second Screen	32,601	800,826	-	-
8197 Varsity Theatre - ADA Restroom	-	24,300	-	-
8199 1st & F Street Parking Garage Rehab	1,822	1,209	90,901	1,862
8201 Playfields Soccer Field Turf Conversion	34,977	4,566	-	-
8209 First Street Path Lighting	-	-	-	35,185
8211 Central Park Master Plan	-	5,001	-	-
8227 Richards/Olive Improvements	-	-	-	1,100,000
Subtotal Capital Improvements	365,784	2,029,285	268,999	15,407,859
<b>DEBT SERVICE/SPECIAL ASSESSMENTS</b>				
9181 2011 RDA Tax Allocation Bonds - A	-	-	-	924,700
9182 2011 RDA Taxable Tax Allocation Bonds - B	-	-	-	895,171
9191 RDA Interfund Loan	256,465	238,820	248,353	-
9192 RDA Debt Service	5,288	5,288	40	-
9196 2003 Tax allocation Bond	566,228	558,509	570,763	570,733
9197 2007 Tax Allocation Bond	800,075	801,975	816,929	817,714
9198 2007 Taxable Housing Bond	577,290	580,265	589,984	596,724
Subtotal Debt Service	2,205,346	2,184,857	2,226,069	3,805,042
<b>TOTAL REDEVELOPMENT</b>	<b>7,034,287</b>	<b>9,053,379</b>	<b>8,221,389</b>	<b>36,318,191</b>

## OPERATIONS – DIVISION 91

### Major Accomplishments in FY 2010-11

- Completed Mishka's Café and Tank House relocation/rehabilitation project.
- Continued property owner outreach and analysis for Redevelopment Agency mixed use / parking structure project downtown on Third, Fourth, E and G Street blocks, including business relocation options.
- Opened US Bicycling Hall of Fame at 3<sup>rd</sup> and B Streets.
- Completed 2nd Street corridor project.
- Completed rehabilitation of the 1st and F parking garage.
- Concluded negotiations for the development of a conference center/meeting space in conjunction with a hotel redevelopment project.
- Issued taxable and tax-exempt bonds for priority redevelopment projects.
- Funded twinkle lights and banners for Second Street corridor.
- Authorized a Commercial Rehabilitation Loan for a new Volkswagen auto dealership in South Davis.





### Plans / Goals for FY 2011-12

- Complete design of 3<sup>rd</sup> Street Corridor project.
- Work with Holiday Cinema owner to upgrade theater façade to first class cinema standards.
- Refine project scope and negotiate agreements for the downtown mixed parking structure project.
- Continue to improve the management and use of existing parking resources downtown and at the Depot.
- Expand hotel and conference facilities in and/or near the downtown.
- Complete rehabilitation of the Hunt-Boyer Tankhouse.
- Provide support to City economic development programs.
- Continue to pursue opportunities for improved bicycle/ pedestrian access between Olive Drive and Downtown.
- Continue business assistance and pedestrian amenity projects in the Core Area.
- Establish a comprehensive system for creating and maintaining agency records
- Improve the visibility and attractiveness of the Davis Auto Center.



<b>Revenues by Fund</b>				
<b>Source of Funds</b>	<b>08-09 Actual</b>	<b>09-10 Actual</b>	<b>10-11 Budget</b>	<b>11-12 Budget</b>
General Fund Support	36,498	45,294	55,582	0
RDA Funds	3,910,340	9,078,125	4,921,810	8,706,217
<b>Total Revenues</b>	<b>3,946,838</b>	<b>9,123,419</b>	<b>4,977,392</b>	<b>8,706,217</b>

<b>Expenses by Category</b>				
<b>Expenditures</b>	<b>08-09 Actual</b>	<b>09-10 Actual</b>	<b>10-11 Budget</b>	<b>11-12 Budget</b>
Capital Expenditures	17,261	1,834,609	30,000	30,000
Operating Expenditures	3,515,496	6,710,204	4,300,407	8,053,332
Salaries and Benefits	414,081	578,606	646,985	622,885
<b>Total Expenditures</b>	<b>3,946,838</b>	<b>9,123,419</b>	<b>4,977,392</b>	<b>8,706,217</b>

**SUMMARY OF MAJOR  
BUDGET CHANGES**

This annual budget now reflects gross tax increment received, with debt service and pass-through payments shown as expenditures.

**No. 93**

<b>Revenues by Fund</b>				
<u>Source of Funds</u>	<b>08-09 Actual</b>	<b>09-10 Actual</b>	<b>10-11 Budget</b>	<b>11-12 Budget</b>
RDA Funds	87,988	0	0	0
<b>Total Revenues</b>	<b>87,988</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Expenditures</b>				
	<b>08-09 Actual</b>	<b>09-10 Actual</b>	<b>10-11 Budget</b>	<b>11-12 Budget</b>
Operating Expenditures	71,486	0	0	0
Salaries and Benefits	16,502	0	0	0
<b>Total Expenditures</b>	<b>87,988</b>	<b>0</b>	<b>0</b>	<b>0</b>