



Committed to Progress, Action,
and Prosperity

Community Redevelopment Agency of Atascadero

Budget

Fiscal Years 2011-2012 & 2012-2013



Colony Square Project

**COMMUNITY REDEVELOPMENT AGENCY OF ATASCADERO
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PREFACE
How to Use the Budget Document

This document represents a proposal for the Agency's budget for the two fiscal years ending June 30, 2012 and June 30, 2013.

Data have been revised and reclassified, whenever possible, in order to provide information that is consistent for each of the years presented in this document. This means that data in individual line accounts or departments will not necessarily tie to other Agency documents produced in previous years; however, the bottom line or net effect has not been changed.

This 2011-2013 Proposed Budget document serves four primary roles:

- Financial Plan
- Policy Document
- Operations Guide
- Information Tool

The budget document is organized into the following sections:

Section A: Budget Message

The budget message from the Executive Director provides an overview of the key elements driving the development of the 2011-2013 financial plan, accomplishments, and issues and trends impacting the budget. This section also includes the resolution for adoption of the 2011-2013 budget, a resolution amending the 2010-2011 budget, and the resolution of necessity for the 2011-2013 budget.

Section B: Graphs and Budget Summary Schedules

This section includes simple pie charts and tables which highlight key financial relationships and summarize the overall budget document.

Section C: Fund Analysis

The Fund Analysis section provides a reconciliation of the sources, uses and remaining reserve of available resources for each fund. This section is a good place to look at the "bottom line" for each fund.

For budgeting purposes, Available Balance is used instead of Fund Balance. Available Balance is defined as what is currently available to spend. This means cash plus amounts earned and expected to be received within 60 days, less any amounts that are required to be paid within 60 days. This figure is different from Fund Balance in that amounts such as interfund loans and the loan guarantee for Colony Square are not included in the balance. These items are generally not

PREFACE
How to Use the Budget Document

Section C: Fund Analysis (continued)

expected to be received or paid out within 60 days of year-end. Available Fund Balance also does not include any amount in reserve with the fiscal agent. Such reserves are set by the bond agreement and are not available for general expenditures.

Section D: Revenue Summaries

This section provides a list of all expected Agency revenues. The detailed list of revenues is broken out by fund, and then within each fund, by major category.

Section E: Agency General Fund Expenditure Budgets

This section presents the proposed budget for each of the programs in the Agency General Fund.

Description

This section provides a general description of the purpose and activities of the program.

Goals and Objectives

The Goals and Objectives section includes specific activities and objectives to be accomplished during the budget period.

Summary of Service Programs

Total appropriations for each sub-activity of the division are presented in this section.

Summary of Positions

This section is a summary of authorized full-time positions, if any, allocated to program.

Activity Detail

This section includes expenditure detail by individual accounts. The accounts are categorized into the following five categories:

- *Employee Services* — All costs associated with personnel, including salaries/wages for all full-time and part-time employees, as well as related costs for benefits, workers' compensation and taxes.

PREFACE
How to Use the Budget Document

Section E: Agency General Fund Expenditure Budgets (continued)

- *Operations* — All expenditures related to the regular ongoing operation of the program, including supplies, professional association dues, utilities, insurance, contract services and similar operating expenditures.
- *Special Projects* — Studies, special services or programs than are outside of typical operations.
- *Capital Outlay* — New capital purchases, with a life in excess of one year and costing over \$2,500, or capital improvement projects.
- *Debt Service* — Payments of principal and interest on bonds and other debt instruments according to a pre-determined schedule.
- *Other Uses* — Transfers to other Agency funds or the City of Atascadero for specific purposes or projects.

Expenditure Detail

This section provides a brief description of each budgeted amount and the basis calculating it.

Section F: Other Funds

This section includes activities for all other funds including the affordable housing fund, bond project funds, the debt service fund.

Section A

Budget Message



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Community Redevelopment Agency of Atascadero

Staff Report - Executive Director's Office

Operating and Capital Budget Message for Fiscal Years 2011 – 2013

RECOMMENDATIONS:

Board:

1. Approve Draft Resolution adopting budgets for the 2011-2012 and 2012-2013 fiscal years and delegating to the Executive Director authority to implement same;
2. Approve Draft Resolution amending fiscal year 2010-2011 budget; and
3. Approve Draft Resolution determining that the planning and administration expenses budgeted in fiscal years 2011-2012 and 2012-2013 in the Low and Moderate Income Housing Fund are necessary for the production, improvement, and/or preservation of affordable housing for low and moderate income households.

DISCUSSION:

Key Priorities Driving Development of the 2011-2013 Budget

The 2008-2013 Implementation Plan was developed to assist the Agency in setting priorities for the allocation of resources that will best promote revitalization, eliminate blight, foster economic development and develop affordable housing. The four goals adopted by the Agency Board with input from the community were:

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- Repair of Historic City Hall
- Revitalization of the Downtown Area
- Improve Public Infrastructure and Overall Appearance of the Project Area
- Improve Economic Development Opportunities in the Project Area

Following is a brief description of projects included in the 2011-2013 Budget that will accomplish the goals of the Implementation Plan.

Repair of Historic City Hall

- The Historic City Hall Building is the heart of Atascadero's Downtown, the pride of the community, and the central feature of the City seal. The building has been uninhabitable since it was severely damaged in the San Simeon Earthquake in 2003. This project includes repair of damages caused by the earthquake, structural stabilization, and code upgrades. Funding sources for this project are primarily from the Federal Emergency Management Agency (FEMA), and the California Emergency Management Agency (CalEMA). Mitigation measures in excess of the \$10.8 million grant from FEMA and CalEMA are funded by the California Cultural and Historical Endowment (CCHE) and the Agency.

Revitalization of the Downtown Area

- *Downtown Pedestrian Bridge:* Design and construction of a pedestrian bridge across Atascadero Creek that will link the Colony Square commercial development area with Downtown / Sunken Gardens.
- *Centennial Plaza Master Plan & Construction:* Master plan design and construction of public spaces and walkways along Atascadero Creek and East Mall, to include a pedestrian area flanked by the Downtown Pedestrian Bridge and East Mall, and between Lewis Avenue Bridge and El Camino Real; a public restroom; and reconstruction of the East Mall parking lot.

Improve Public Infrastructure and Overall Appearance of the Project Area

- *Wayfinding Signage:* Plans and construction of the Wayfinding Signage Program, including downtown pedestrian signs.
- *Downtown Sidewalk Stimulus Program:* Program to provide reimbursement funding to property owners for sidewalk repairs in the downtown area.
- *Creek Improvements:* Provides for creek clean up, bank stabilization and aesthetics to enhance Downtown.
- *Maiden Statue Placement:* Re-placement of the restored historic statue in the Sunken Gardens.
- *Downtown Streetscape Improvements Phase III:* Pedestrian and operational improvements for Downtown, according to the Redevelopment Visioning Committee Plan. This includes bulb outs, landscaped medians, street furniture, lighting, widening of sidewalks and paving of El Camino Real from Rosario to San Jacinto.
- *Façade Improvement Program:* Provides for Downtown façade improvement projects including architectural assistance, paint and signs.
- *Downtown Housing Stimulus Program:* Loans up to \$100,000 to encourage development of affordable housing in the Downtown Zone.

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Improve Economic Development Opportunities in the Project Area

- *Design Assistance Guidelines:* Funds to update design guidelines for Downtown, providing more certainty for project applicants.
- *Permit Fee Waiver Program:* Business stimulus program that funds the first \$999 in City permit fees for all new or expanding businesses in the Redevelopment Project Area.
- *Downtown Property Purchase:* The purchase of property to create a seed project that will set the architectural and functional tone of the downtown core.
- *Site Design Assistance:* Provides funds for early design to assist and encourage commercial projects.
- *Tourism, Marketing and Event Services:* Contract for implementation of the Atascadero Tourism Marketing Plan; implementation and coordination of all advertising materials; coordination of all citywide events; promotion of Atascadero; and support and coordination with Atascadero Main Street.
- *Special Events and Promotions:* Regional special events such as *Savor the Central Coast*.

Accomplishments

Funding Acquired

In 2004 the Agency issued bonds that provided approximately \$9.7 million dollars for public projects within the Redevelopment Project Area. The Agency was able to use this funding to make significant progress toward Agency goals, and by 2010, the Agency was interested in issuing a new round of debt to fund the key projects discussed above.

The Agency was able to leverage the City's credit for the most favorable debt interest rate and entered into a reimbursement financing agreement with the City. The agreement provided \$14.4 million to the Agency to further the Implementation Plan goals and provided for full reimbursement of debt service payments from the Agency to the City. The principal and interest payments will be made by the City, but the Agency will transfer funds to the City in advance of those payments for that purpose. The total amount of Lease Revenue Bonds issued by the City on September 1, 2010, was \$16,010,000.

Service Contracts Executed

The Agency entered into a series of irrevocable service contracts with the City to carry out the activities necessary to further the goals of the Implementation Plan. Accordingly, the Agency turned over the majority of funding for each activity or project to be reserved in separate City funds. Any funding not necessary for the completion of the activity or project will revert to the Agency. The following contracts were executed:

- **Production of 24 Affordable Housing Units:** One of the fundamental purposes of redevelopment is to increase and improve the community's supply of low and moderate income housing. The Agency has been effective over the years in partnering with local resources to develop this housing. The Agency worked with the San Luis Obispo Non-Profit Housing Corporation on the production of a 19-unit

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retirement hotel for low-income senior citizens. In partnership with Habitat for Humanity, four additional affordable housing units were produced on Traffic Way, close to downtown. Finally, the Agency's Affordable Housing and Building Rehabilitation stimulus program has assisted local investors in developing two affordable units in the downtown area. The Agency looks forward to the professional assistance to be received from the City for the production of more of these housing opportunities in the community. The City will manage the production of up to 24 of these additional affordable housing units for a cost not to exceed \$5,543,800 for the project. The City will not receive any additional administrative funds from the Agency.

- **Blight Elimination Projects Contract:** The Agency Board has indicated that there is a short list of priority blight elimination projects that the Board would like to see completed. The Agency has either appropriated funding, begun the projects, or has agreed on a priority list of projects that will be completed with current Agency resources. In totality these projects are collectively known as the Identified Blight Elimination Projects. The Agency began budgeting for many of these projects in the 2005-2007 budget cycle. On behalf of the Agency, the City commits to completing the Identified Blight Elimination Projects at a total cost not to exceed \$8,176,820. In fiscal year 2010-2011, the Agency transferred funding for completion of these projects to the City. The City shall not receive any administrative funds from the Agency, and any funds remaining after completion of the Projects will revert to the Agency.
- **Historic City Hall Contract and Loan Agreement:** Completion of the Historic City Hall is key to the Implementation Plan and important to the Agency Board and the community. The City will complete the project on behalf of the Agency at a cost not to exceed \$13,000,000. Additionally, the Agency has agreed to loan the City up to a maximum outstanding amount of \$10,000,000 for cash flow needs of the project if necessary. This loan is intended to be a revolving loan whereby the City borrows enough to pay immediate costs associated with the project, and then immediately pays back the Agency as it receives cash/reimbursement from the other funding sources.
- **Blight Reduction and Economic Growth Contract:** The Agency has put considerable investment into economic development, Downtown maintenance and beautification, tourism, marketing and promotions to enhance the Redevelopment Project Area. The Agency has contracted with the City for these services for a period of seven years. After that time, the Agency and the City will re-evaluate the need for such services and will then negotiate an additional contract, if desired by both parties. The contract amount will not exceed \$5,621,180.

Key Issues and Trends Impacting the 2011-2013 Budget

Economy and Revenues

The Agency investments into to the Redevelopment Project Area have made a significant impact on the synergy of the community. The first phase of Colony Square is complete and now hosts Galaxy Theatres, a state-of-the-art 10-screen movie theater. Cold Stone Creamery, Que Pasa Mexican Restaurant, Subway, and Premier Nails & Spa have all signed leases in Colony Square. Round Table Pizza's renovation of the building next to Colony Square is complete and the restaurant is now open for business. The new Rite Aid gives a facelift to the entry corridor at El Camino Real and Highway 41 and the new drive-through Starbucks at the old Rite Aid building and CalTerra Trattoria in the same plaza have further

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facilitated the area reinvention. Not far from there, Gibson Brothers Barbeque will open in the renovated Carl's Jr. building, Little Caesar's Pizza just opened in Adobe Plaza, and Auto Zone opened further south on El Camino Real. Further north on El Camino Real, The Annex/Wal-Mart project is undergoing the environmental review process.

Momentum is particularly strong Downtown with the additions of Vino Therapy Studio, Bru Coffeehouse, Maci's Deli and Drinkery, The Barrel Room wine tasting, and the new variety of fine art galleries. The Historic City Hall rehabilitation project is moving along well and is on schedule for completion in June 2013. The project will not only clean up and renovate this key building in the heart of Downtown, but in addition, the construction process is providing jobs and increasing the level of sales at local restaurants, retail establishments, and hotels. Tourism is expected to increase substantially after the completion of the building when locals and tourists alike will gather to experience the rehabilitated building first hand.

In addition, improvements to Highway 101 near Downtown are being completed along with Downtown Streetscape Phase III, Wayfinding Signage, and the Downtown Pedestrian Bridge. The stimulus programs including the Downtown Façade Reimbursements, Business Stimulus Fee Relief, Design Assistance, and Restaurant Guide have been effective at attracting entrepreneurs. With property and rental values continuing to be relatively low, the synergistic environment is ideal for new and expanding businesses.

The Agency has been a successful catalyst to spur this growth despite the effects of the sluggish economy. A temporary downward trend in assessed values began to reduce revenues in 2009-2010 and these underlying values are expected to continue to decline through 2011-2012. However, beginning in 2012-2013, a modest rebound is projected due to the general increasing health of the economy and due to stimulus efforts. Several large projects such as Colony Square and the Rite Aid projects are expected to have a positive effect on assessed values and increment by 2012-2013. Continued economic development efforts will build momentum into the future.

Increment is also affected this budget cycle by the school tax override. By law, the Agency receives a portion of any tax increase that was approved by voters prior to January 1, 1989. The Agency was receiving a portion of the tax override that was approved by voters in 1976. This override expires on June 30, 2011, and the 2010-2011 payment of just under \$250,000 is the last one the Agency will receive. The Agency will not receive any portion of the Measure I school bond since it was approved by the voters in November 2010, significantly after the cutoff date of January 1, 1989.

State Fiscal Crisis

The State's ongoing fiscal crisis continues to negatively impact the Agency. State Legislators are becoming more creative and more daring in their desperation to close their budget gap. In 2009, Assembly Bill 26x4 passed, mandating that State redevelopment agencies contribute a total of \$3.05 billion to the State over the two years 2009-2011. Atascadero contributed about \$1.3 million in 2009-2010 and about \$275,000 in 2010-2011. In 2011, the Governor's May Revise still includes a proposal to completely eliminate all Redevelopment Agencies in the State. The consequences of such actions would inevitably devastate the California economy; the opposite result of what the Governor is trying to achieve. In Atascadero, it would severely limit the Agency's ability to eliminate blight and stimulate local economic development. The legality of this elimination effort is

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certainly being questioned, and the Agency is working closely with the California Redevelopment Association to prevent such action. News from the Capital indicates that the Governor currently lacks the votes for the effort. Staff will continue to monitor the situation and will keep the Board apprised of pertinent information as this situation develops.

Reserves

The Agency Board has consistently favored fiscally conservative decisions, and as a result the Agency remains very stable. The Agency General Fund available fund balance as a percentage of expenditures is projected to be well over 100% for this two-year budget cycle and is expected to average 87% over the next seven years.

SUMMARY:

This two-year budget is an exciting step in the process of revitalizing the downtown and improving the Redevelopment Project Area. Despite setbacks in the economy, significant progress is being made on several different fronts in the Project Area and the efforts of blight reduction and economic development are evident. The Board of Directors is committed to the improvement of the Area. This budget represents “action” toward realization of the redevelopment goals as directed by the Board and the Implementation Plan.

Wade G. McKinney
Executive Director

Section B

Graphs and Budget Summary Schedules

GRAPHS AND SUMMARIES
Seven Year Projection

All Agency Funds

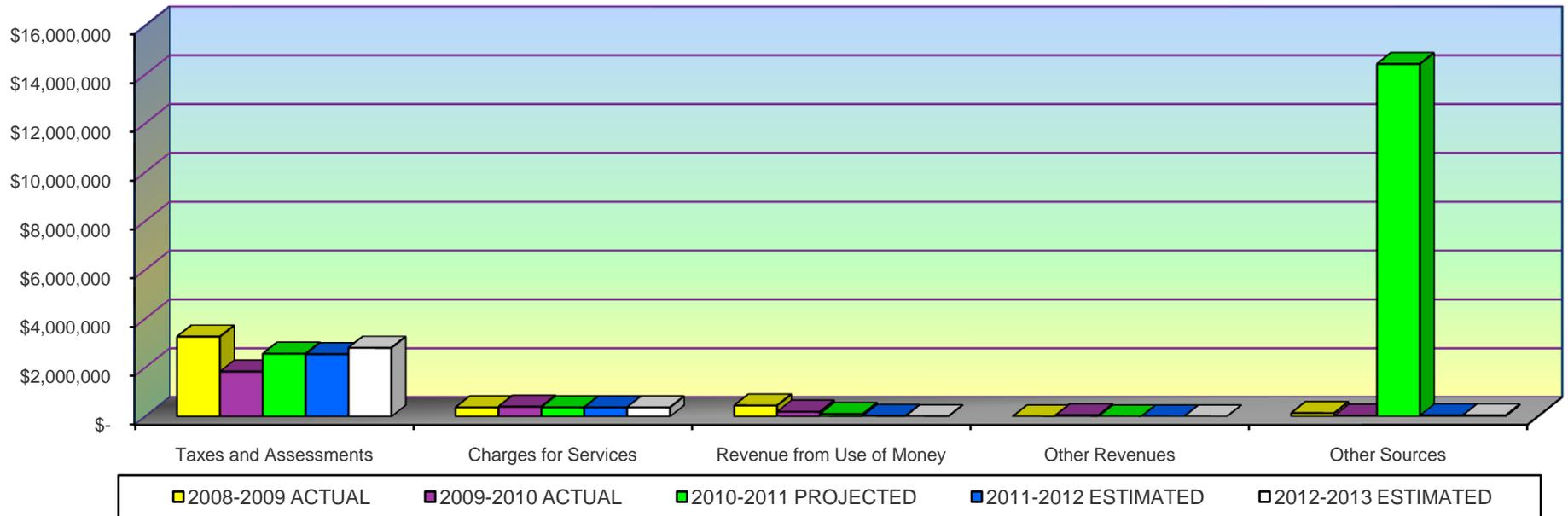
	<u>Actual 2008/2009</u>	<u>Actual 2009/2010</u>	<u>Estimated 2010/2011</u>	<u>Estimated 2011/2012</u>	<u>Estimated 2012/2013</u>	<u>Estimated 2013/2014</u>	<u>Estimated 2014/2015</u>	<u>Estimated 2015/2016</u>	<u>Estimated 2016/2017</u>	<u>Estimated 2017/2018</u>
<u>REVENUES</u>										
Taxes										
Current Tax Increment	\$ 3,197,573	\$ 3,099,373	\$ 2,847,780	\$ 2,505,260	\$ 2,748,550	\$ 3,080,600	\$ 3,136,060	\$ 3,280,150	\$ 3,429,250	\$ 3,583,560
Supplemental Tax Increment	75,090	78,281	1,350	46,820	66,050	78,590	93,520	111,300	132,440	157,570
SERAF	-	(1,335,322)	(274,660)	-	-	-	-	-	-	-
Charges for Services										
Loan Guarantee Fees	-	30,000	-	-	-	-	-	-	-	-
Rental Income	373,596	373,596	373,600	373,600	373,600	120,000	300,000	373,600	373,600	373,600
Interest Income	450,799	197,982	104,800	26,720	10,970	10,930	12,140	13,380	14,610	15,830
Other Revenues	30	52,648	14,400,280	-	-	-	-	-	-	-
Other Sources	142,398	31,210	43,030	45,150	44,880	45,780	46,690	51,000	52,020	53,060
Total Revenues	<u>4,239,486</u>	<u>2,527,768</u>	<u>17,496,180</u>	<u>2,997,550</u>	<u>3,244,050</u>	<u>3,335,900</u>	<u>3,588,410</u>	<u>3,829,430</u>	<u>4,001,920</u>	<u>4,183,620</u>
<u>EXPENSES</u>										
Employee Services	115,402	-	-	7,000	6,890	7,000	7,020	7,030	7,040	7,060
Operations	440,969	561,075	583,670	577,590	584,950	603,170	596,870	580,920	590,560	597,910
Special Projects and Community Funding	223,193	200,249	496,940	571,950	252,000	255,200	251,490	256,380	261,370	266,430
Capital Outlay	360,021	742,684	459,300	-	-	-	-	-	-	-
Debt Service	691,894	960,395	971,560	968,870	968,520	967,430	965,020	966,720	967,820	962,880
Other Uses	1,334,702	1,720,639	27,297,010	1,214,690	766,710	766,570	973,420	971,510	974,370	980,890
Total Expenses	<u>3,166,181</u>	<u>4,185,042</u>	<u>29,808,480</u>	<u>3,340,100</u>	<u>2,579,070</u>	<u>2,599,370</u>	<u>2,793,820</u>	<u>2,782,560</u>	<u>2,801,160</u>	<u>2,815,170</u>
Net Income / (Loss)	1,073,305	(1,657,274)	(12,312,300)	(342,550)	664,980	736,530	794,590	1,046,870	1,200,760	1,368,450
<u>OTHER CASH SOURCES / (USES)</u>										
Reserve for Historic City Hall Project Cash Flow Loans	(1,722,029)	(189,139)	1,911,170	-	-	-	-	-	-	-
Loan Guarantee for Colony Square	-	(1,500,000)	-	1,500,000	-	-	-	-	-	-
(Increase) / Decrease in Fiscal Agent Reserve Account	(13,344)	145,777	-	-	-	-	-	-	-	-
Beginning Available Balance	<u>14,639,059</u>	<u>13,976,991</u>	<u>10,776,360</u>	<u>375,230</u>	<u>1,532,680</u>	<u>2,197,660</u>	<u>2,934,190</u>	<u>3,728,780</u>	<u>4,775,650</u>	<u>5,976,410</u>
ENDING AVAILABLE BALANCE	<u>\$ 13,976,991</u>	<u>\$ 10,776,355</u>	<u>\$ 375,230</u>	<u>\$ 1,532,680</u>	<u>\$ 2,197,660</u>	<u>\$ 2,934,190</u>	<u>\$ 3,728,780</u>	<u>\$ 4,775,650</u>	<u>\$ 5,976,410</u>	<u>\$ 7,344,860</u>
Fund Balance as % of Expenses	441.4%	257.5%	1.3%	45.9%	85.2%	112.9%	133.5%	171.6%	213.4%	260.9%

GRAPHS AND SUMMARIES
Revenues by Category

All Agency Funds

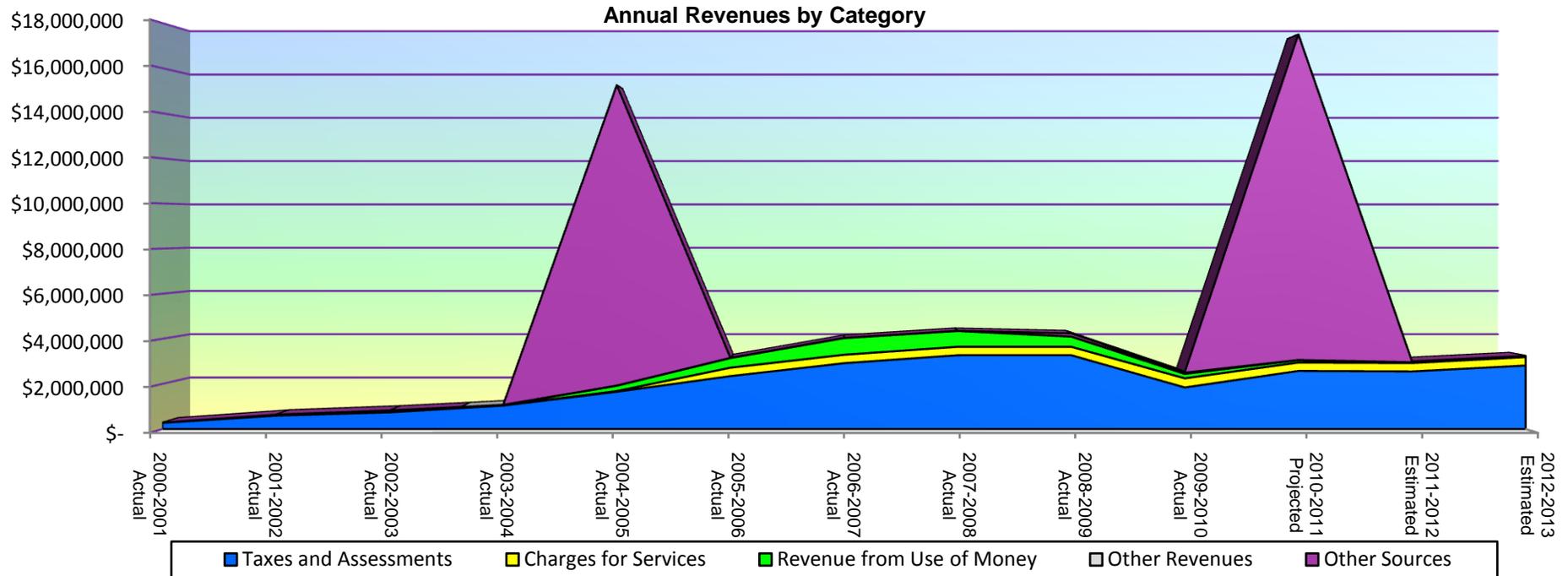
	<u>2008-2009 ACTUAL</u>	<u>2009-2010 ACTUAL</u>	<u>2010-2011 BUDGETED</u>	<u>2010-2011 PROJECTED</u>	<u>2011-2012 ESTIMATED</u>	<u>2012-2013 ESTIMATED</u>
<u>Revenues by Category</u>						
Taxes and Assessments	\$ 3,272,663	\$ 1,842,332	\$ 3,179,860	\$ 2,574,470	\$ 2,552,080	\$ 2,814,600
Charges for Services	373,596	403,596	373,600	373,600	373,600	373,600
Revenue from Use of Money	450,799	197,982	323,990	104,800	26,720	10,970
Other Revenues	30	52,648	-	-	-	-
Other Sources	142,398	31,210	14,443,310	14,443,310	45,150	44,880
	<u>\$ 4,239,486</u>	<u>\$ 2,527,768</u>	<u>\$ 18,320,760</u>	<u>\$ 17,496,180</u>	<u>\$ 2,997,550</u>	<u>\$ 3,244,050</u>

Annual Revenues by Category



GRAPHS AND SUMMARIES
Revenues by Category

All Agency Funds



The graph depicted above is a typical pattern seen frequently in redevelopment agencies. The two triangular peaks indicate the issuance of indebtedness necessary to obtain sufficient resources for Agency purposes. The Agency entered debt arrangements in fiscal years 2004-2005 and 2010-2011 in order to pursue the completion of projects in alignment with the Redevelopment Implementation Plan.

GRAPHS AND SUMMARIES
Revenues by Line Item
Fiscal Year 2011-2012

All Agency Funds

	<u>Agency General Fund</u>	<u>Low / Moderate Income Housing Fund</u>	<u>2005 Redevelopment Bond Project Fund</u>	<u>2010 Redevelopment Bond Project Fund</u>	<u>2005 Redevelopment Bond Debt Service Fund</u>	<u>Total All Funds</u>
<u>TAXES AND ASSESSMENTS</u>						
Current Tax Increment	\$ 1,007,020	\$ 647,100	\$ -	\$ -	\$ 851,140	\$ 2,505,260
Supplemental Tax Increment	34,820	12,000	-	-	-	46,820
<u>CHARGES FOR SERVICE</u>						
Rental Income	373,600	-	-	-	-	373,600
<u>REVENUE FROM USE OF MONEY</u>						
Investment Earnings	7,000	-	-	-	2,850	9,850
Interest Income - Colony Square	16,500	-	-	-	-	16,500
Interest Income - Other	300	50	-	-	20	370
<u>OTHER SOURCES</u>						
Transfers in from:						
City for Tourism and Marketing	44,000	-	-	-	-	44,000
Business Improvement Agency	1,150	-	-	-	-	1,150
Total Agency Funds Revenues	<u>\$ 1,484,390</u>	<u>\$ 659,150</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 854,010</u>	<u>\$ 2,997,550</u>

GRAPHS AND SUMMARIES
Revenues by Line Item
Fiscal Year 2012-2013

All Agency Funds

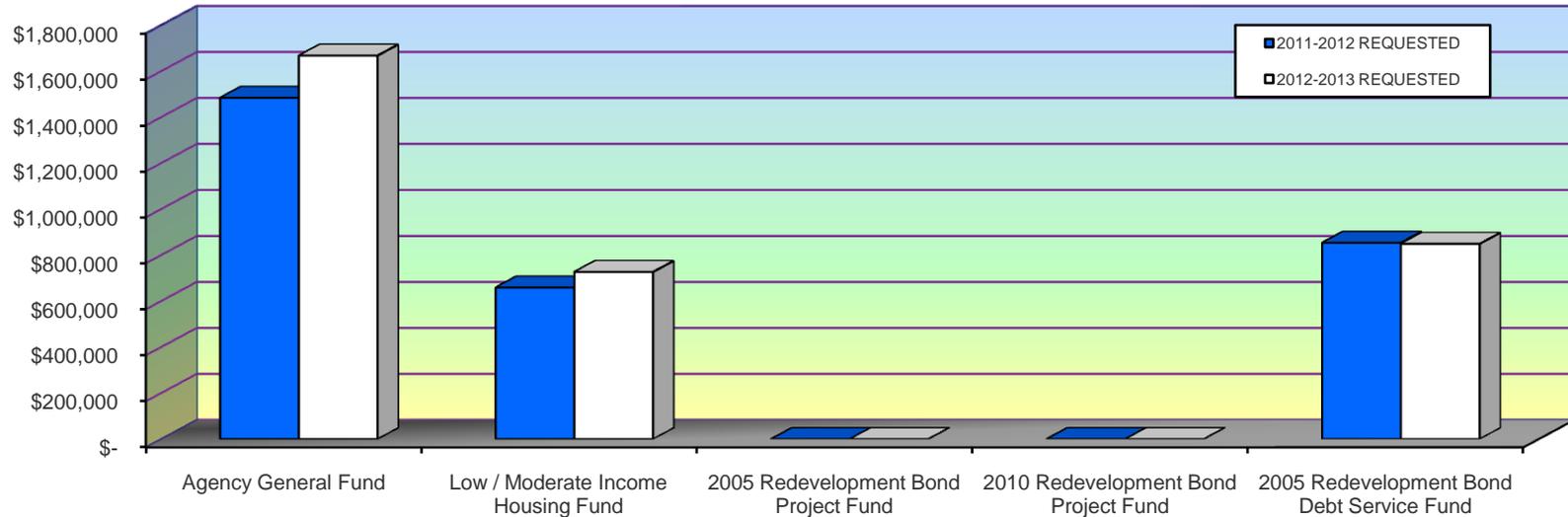
	<u>Agency General Fund</u>	<u>Low / Moderate Income Housing Fund</u>	<u>2005 Redevelopment Bond Project Fund</u>	<u>2010 Redevelopment Bond Project Fund</u>	<u>2005 Redevelopment Bond Debt Service Fund</u>	<u>Total All Funds</u>
<u>TAXES AND ASSESSMENTS</u>						
Current Tax Increment	\$ 1,193,040	\$ 709,940	\$ -	\$ -	\$ 845,570	\$ 2,748,550
Supplemental Tax Increment	49,050	17,000	-	-	-	66,050
<u>CHARGES FOR SERVICE</u>						
Rental Income	373,600	-	-	-	-	373,600
<u>REVENUE FROM USE OF MONEY</u>						
Investment Earnings	7,030	-	-	-	3,570	10,600
Interest Income - Colony Square	-	-	-	-	-	-
Interest Income - Other	300	50	-	-	20	370
<u>OTHER SOURCES</u>						
Transfers in from:						
City for Tourism and Marketing	44,880	-	-	-	-	44,880
Total Agency Funds Revenues	<u>\$ 1,667,900</u>	<u>\$ 726,990</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 849,160</u>	<u>\$ 3,244,050</u>

GRAPHS AND SUMMARIES
Revenues by Fund

All Agency Funds

	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED
Agency General Fund	\$ 2,373,051	\$ 930,351	\$ 2,021,150	\$ 1,466,040	\$ 1,484,390	\$ 1,667,900
Low / Moderate Income Housing Fund	958,585	887,218	981,240	746,850	659,150	726,990
2005 Redevelopment Bond Project Fund	62,226	1,373	-	3,220	-	-
2010 Redevelopment Bond Project Fund	-	-	14,433,120	14,433,120	-	-
2005 Redevelopment Bond Debt Service Fund	845,624	708,826	885,250	846,950	854,010	849,160
	\$ 4,239,486	\$ 2,527,768	\$ 18,320,760	\$ 17,496,180	\$ 2,997,550	\$ 3,244,050

Annual Revenues by Fund

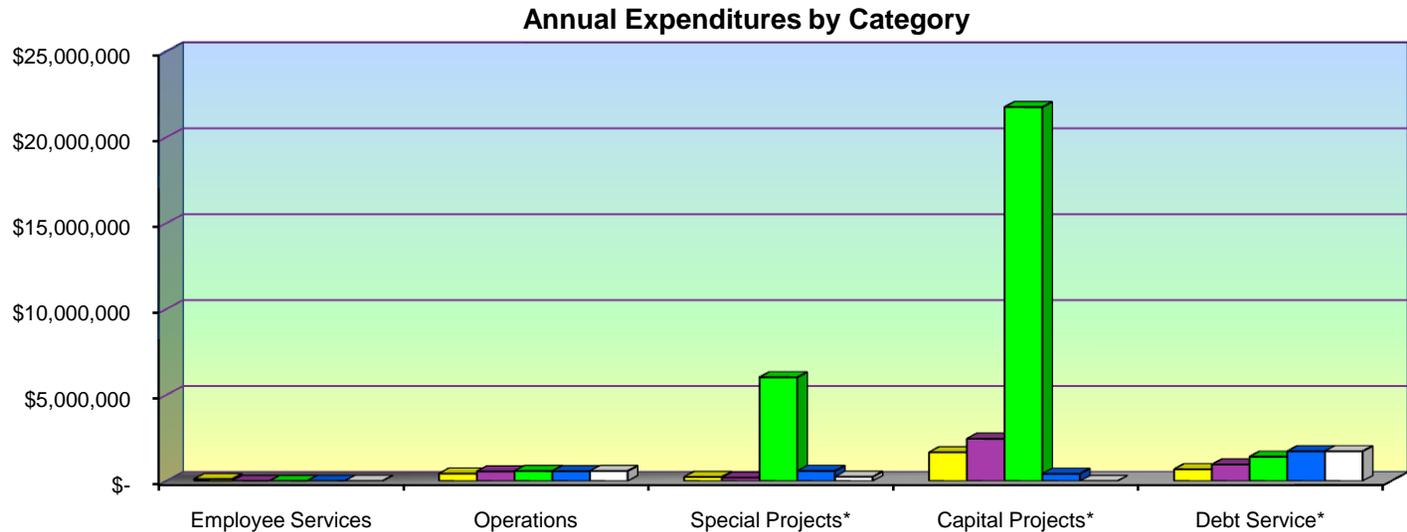


GRAPHS AND SUMMARIES
Expenditures by Category

All Agency Funds

	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED
<u>Expenditures by Category</u>						
Employee Services	\$ 115,402	\$ -	\$ -	\$ -	\$ 7,000	\$ 6,890
Operations	440,969	561,075	637,450	583,670	577,590	584,950
Special Projects*	242,357	200,249	6,515,770	6,040,740	594,120	252,000
Capital Projects*	1,675,559	2,463,323	27,222,980	21,766,540	425,810	-
Debt Service*	691,894	960,395	1,414,130	1,417,530	1,735,580	1,735,230
	<u>\$ 3,166,181</u>	<u>\$ 4,185,042</u>	<u>\$ 35,790,330</u>	<u>\$ 29,808,480</u>	<u>\$ 3,340,100</u>	<u>\$ 2,579,070</u>

* In order to provide a more complete understanding of Agency activity, each of the line items in the Other Uses category of expenses and transfers was segregated into Special Projects, Capital Projects, or Debt Service, according to the underlying purpose of the expense. This was done to facilitate the comprehension of how the Agency is using its resources, and does not correspond to the detail expenditure pages. For more information on what is included, please see Sections E and Section F of this budget document.

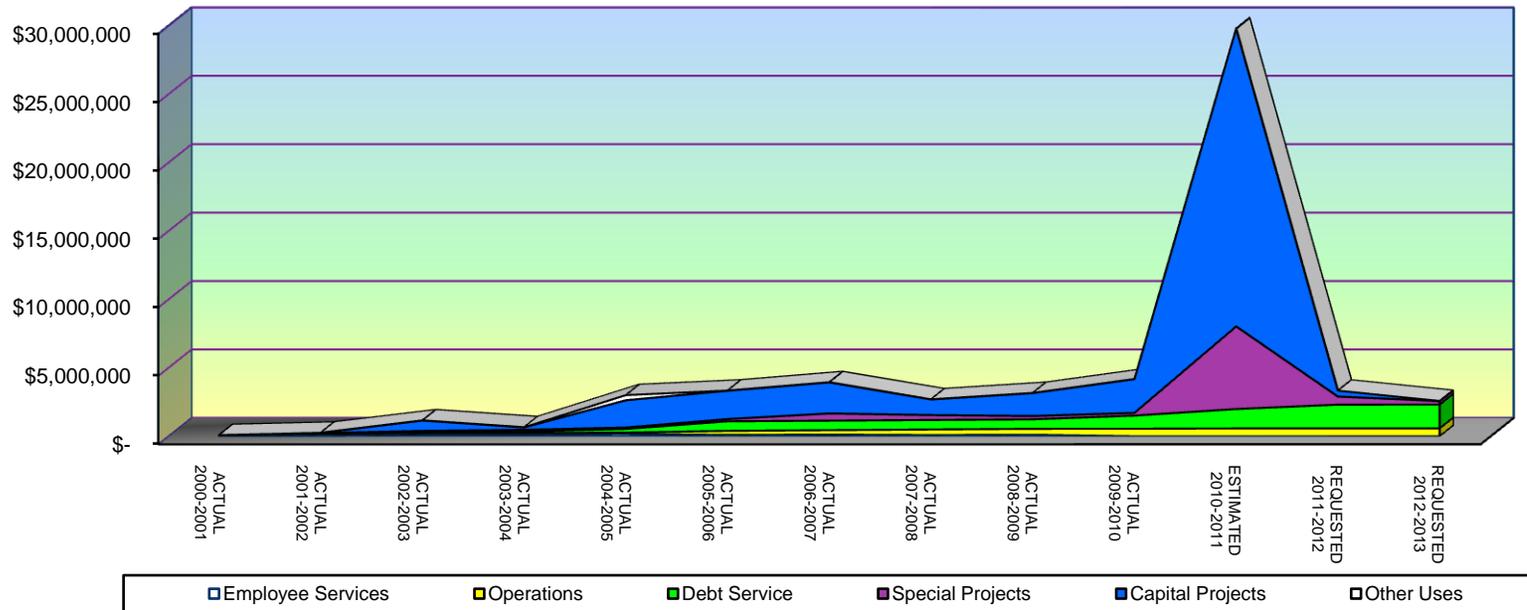


■ 2008-2009 ACTUAL
 ■ 2009-2010 ACTUAL
 ■ 2010-2011 ESTIMATED
 ■ 2011-2012 REQUESTED
 ■ 2012-2013 REQUESTED

GRAPHS AND SUMMARIES
Expenditures by Category

All Agency Funds

Annual Expenditures by Category



The Agency entered debt arrangements in fiscal years 2004-2005 and 2010-2011 in order to pursue the completion of projects in alignment with the Redevelopment Implementation Plan. The bond issue in November 2004 allowed the Agency the capacity to gradually tackle a priority list of projects including the Sunken Gardens Rehabilitation, the Lewis Avenue Bridge Project, the Colony Park Community Center and the purchase of the Creekside Building. Then, with the new debt arrangement in 2010-2011, the Agency was able to contract with the City for the completion of additional projects. The Agency transferred funding of approximately \$27 million to the City for use on these projects. This transfer amount is represented in the graph above by the sharp 2010-2011 increase in the Special Projects Category (\$5.5 million for the production of up to 24 units of low and/or moderate housing) and the Capital Projects category (\$13 million for the rehabilitation of Historic City Hall and about \$8 million for Blight Elimination).

GRAPHS AND SUMMARIES
Expenditures by Line Item
Fiscal Year 2011-2012

All Agency Funds

	<u>Agency General Fund</u>	<u>Low / Moderate Income Housing Fund</u>	<u>2005 Redevelopment Bond Project Fund</u>	<u>2010 Redevelopment Bond Project Fund</u>	<u>2005 Redevelopment Bond Debt Service Fund</u>	<u>Total All Funds</u>
<u>EMPLOYEE SERVICES</u>						
Economic Development, Tourism and Promotion	\$ 7,000	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Total Employee Services	7,000	-	-	-	-	7,000
<u>OPERATIONS</u>						
Economic Development, Tourism and Promotion	218,940	-	-	-	-	218,940
Property Management	17,470	-	-	-	-	17,470
County Property Tax Collection	95,520	-	-	-	-	95,520
Other Administration	135,040	-	-	-	2,800	137,840
Downtown Maintenance, Beautification & Infrastructure Improvements	74,310	-	-	-	-	74,310
Low Income Housing Operations	-	33,510	-	-	-	33,510
Total Operations	541,280	33,510	-	-	2,800	577,590
<u>SPECIAL PROJECTS AND COMMUNITY FUNDING</u>						
Graffiti Removal Program	1,500	-	-	-	-	1,500
Main Street Administration	28,500	-	-	-	-	28,500
Office of Economic Development	30,000	-	-	-	-	30,000
Façade Improvement Program	8,500	-	-	-	-	8,500
Permit Fee Waiver Program	8,500	-	-	-	-	8,500
Site Design Assistance	15,000	-	-	-	-	15,000
Special Events and Promotions	20,000	-	-	-	-	20,000

GRAPHS AND SUMMARIES
Expenditures by Line Item
Fiscal Year 2011-2012

All Agency Funds

	<u>Agency General Fund</u>	<u>Low / Moderate Income Housing Fund</u>	<u>2005 Redevelopment Bond Project Fund</u>	<u>2010 Redevelopment Bond Project Fund</u>	<u>2005 Redevelopment Bond Debt Service Fund</u>	<u>Total All Funds</u>
<u>SPECIAL PROJECTS AND COMMUNITY FUNDING (continued)</u>						
Tourism, Marketing & Promotion Contract	\$ 133,000	\$ -	\$ -	\$ -	\$ -	\$ 133,000
San Luis Obispo County Housing Trust Fund	-	7,000	-	-	-	7,000
2010 / 2011 Redevelopment Housing Assistance Strategy	-	20,000	-	-	-	20,000
Downtown Housing Stimulus Program	-	299,950	-	-	-	299,950
Housing Element Implementation	9,430	12,740	-	-	-	22,170
Total Special Projects / Community Funding	254,430	339,690	-	-	-	594,120
<u>CAPITAL PROJECTS</u>						
Lake Park Sign and Frontage Improvements	425,810	-	-	-	-	425,810
Total Capital Projects	425,810	-	-	-	-	425,810
<u>DEBT SERVICE</u>						
Principal	-	-	-	-	295,000	295,000
Interest	889,210	-	-	-	551,370	1,440,580
Total Debt Service	889,210	-	-	-	846,370	1,735,580
Total Agency Funds Expenditures	\$ 2,117,730	\$ 373,200	\$ -	\$ -	\$ 849,170	\$ 3,340,100

GRAPHS AND SUMMARIES
Expenditures by Line Item
Fiscal Year 2012-2013

All Agency Funds

	<u>Agency General Fund</u>	<u>Low / Moderate Income Housing Fund</u>	<u>2005 Redevelopment Bond Project Fund</u>	<u>2010 Redevelopment Bond Project Fund</u>	<u>2005 Redevelopment Bond Debt Service Fund</u>	<u>Total All Funds</u>
<u>EMPLOYEE SERVICES</u>						
Economic Development, Tourism and Promotion	\$ 6,890	\$ -	\$ -	\$ -	\$ -	\$ 6,890
Total Employee Services	6,890	-	-	-	-	6,890
<u>OPERATIONS</u>						
Economic Development, Tourism and Promotion	220,330	-	-	-	-	220,330
Property Management	17,470	-	-	-	-	17,470
County Property Tax Collection	98,390	-	-	-	-	98,390
Other Administration	137,440	-	-	-	2,850	140,290
Downtown Maintenance, Beautification & Infrastructure Improvements	74,590	-	-	-	-	74,590
Low Income Housing Operations	-	33,880	-	-	-	33,880
Total Operations	548,220	33,880	-	-	2,850	584,950
<u>SPECIAL PROJECTS AND COMMUNITY FUNDING</u>						
Graffiti Removal Program	1,500	-	-	-	-	1,500
Main Street Administration	28,500	-	-	-	-	28,500
Office of Economic Development	30,000	-	-	-	-	30,000
Façade Improvement Program	8,500	-	-	-	-	8,500
Permit Fee Waiver Program	8,500	-	-	-	-	8,500
Site Design Assistance	15,000	-	-	-	-	15,000
Special Events and Promotions	20,000	-	-	-	-	20,000

GRAPHS AND SUMMARIES
Expenditures by Line Item
Fiscal Year 2012-2013

All Agency Funds

	<u>Agency General Fund</u>	<u>Low / Moderate Income Housing Fund</u>	<u>2005 Redevelopment Bond Project Fund</u>	<u>2010 Redevelopment Bond Project Fund</u>	<u>2005 Redevelopment Bond Debt Service Fund</u>	<u>Total All Funds</u>
<u>SPECIAL PROJECTS AND COMMUNITY FUNDING (continued)</u>						
Tourism, Marketing & Promotion Contract	\$ 133,000	\$ -	\$ -	\$ -	\$ -	\$ 133,000
San Luis Obispo County Housing Trust Fund	-	7,000	-	-	-	7,000
Total Special Projects / Community Funding	<u>245,000</u>	<u>7,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>252,000</u>
<u>DEBT SERVICE</u>						
Principal	-	-	-	-	305,000	305,000
Interest	889,210	-	-	-	541,020	1,430,230
Total Debt Service	<u>889,210</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>846,020</u>	<u>1,735,230</u>
Total Agency Funds Expenditures	<u>\$ 1,689,320</u>	<u>\$ 40,880</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 848,870</u>	<u>\$ 2,579,070</u>

GRAPHS AND SUMMARIES
Expenditures by Fund

All Agency Funds

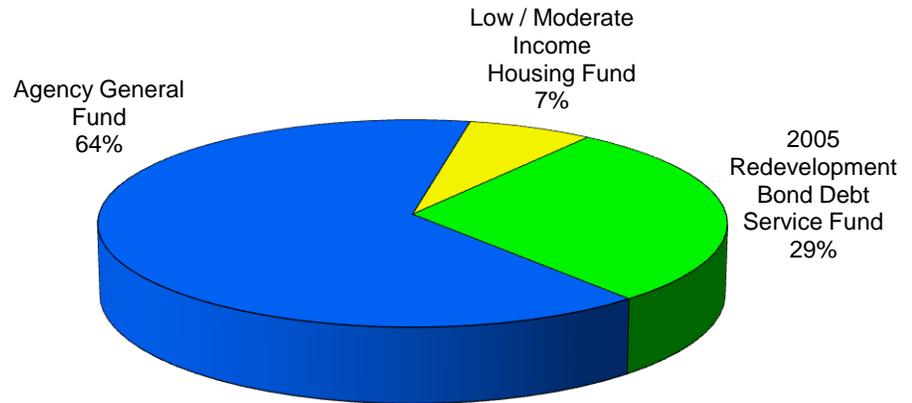
	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED
Agency General Fund	\$ 1,225,702	\$ 1,531,635	\$ 13,928,590	\$ 8,276,170	\$ 2,117,730	\$ 1,689,320
Low / Moderate Income Housing Fund	22,232	42,624	6,146,570	5,824,770	373,200	40,880
2005 Redevelopment Bond Project Fund	1,341,777	1,763,666	432,990	425,560	-	-
2010 Redevelopment Bond Project Fund	-	-	14,433,120	14,433,120	-	-
2005 Redevelopment Bond Debt Service Fund	576,470	847,117	849,060	848,860	849,170	848,870
	<u>\$ 3,166,181</u>	<u>\$ 4,185,042</u>	<u>\$ 35,790,330</u>	<u>\$ 29,808,480</u>	<u>\$ 3,340,100</u>	<u>\$ 2,579,070</u>

GRAPHS AND SUMMARIES
Expenditures by Fund

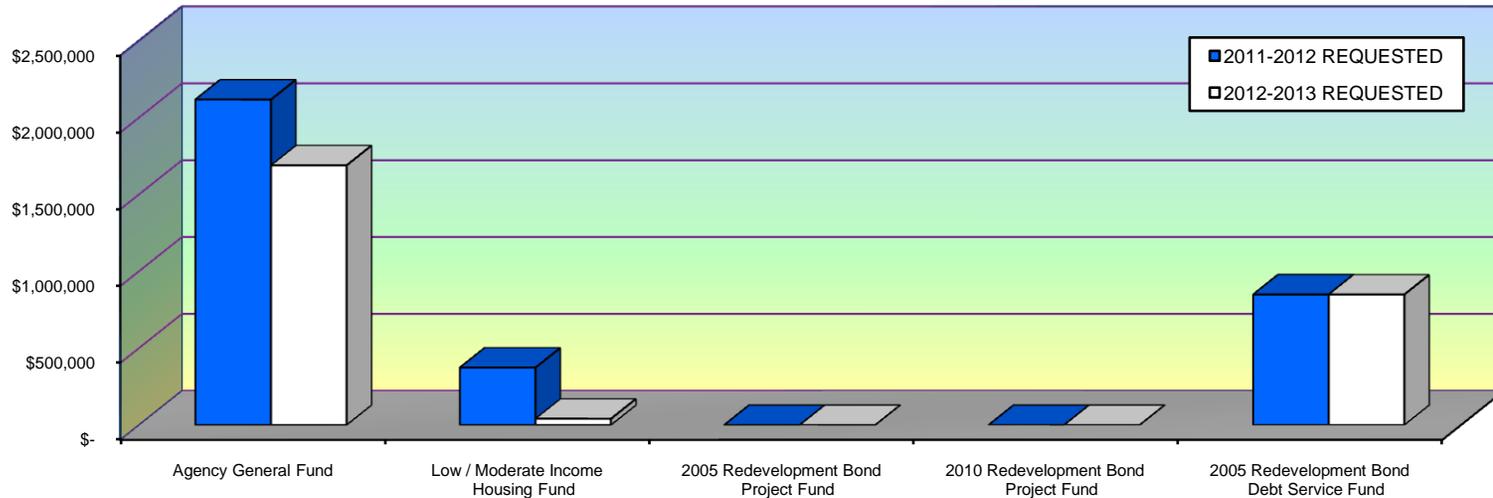
All Agency Funds

	<u>2011-2012 REQUESTED</u>	<u>2012-2013 REQUESTED</u>
<u>Expenditures by Fund</u>		
Agency General Fund	\$ 2,117,730	\$ 1,689,320
Low / Moderate Income Housing Fund	373,200	40,880
2005 Redevelopment Bond Project Fund	-	-
2010 Redevelopment Bond Project Fund	-	-
2005 Redevelopment Bond Debt Service Fund	849,170	848,870
	<u>\$ 3,340,100</u>	<u>\$ 2,579,070</u>

**Average Expenditures by Fund
2011-2013**



Annual Expenditures by Fund



GRAPHS AND SUMMARIES
Seven Year Projection

Agency General Fund

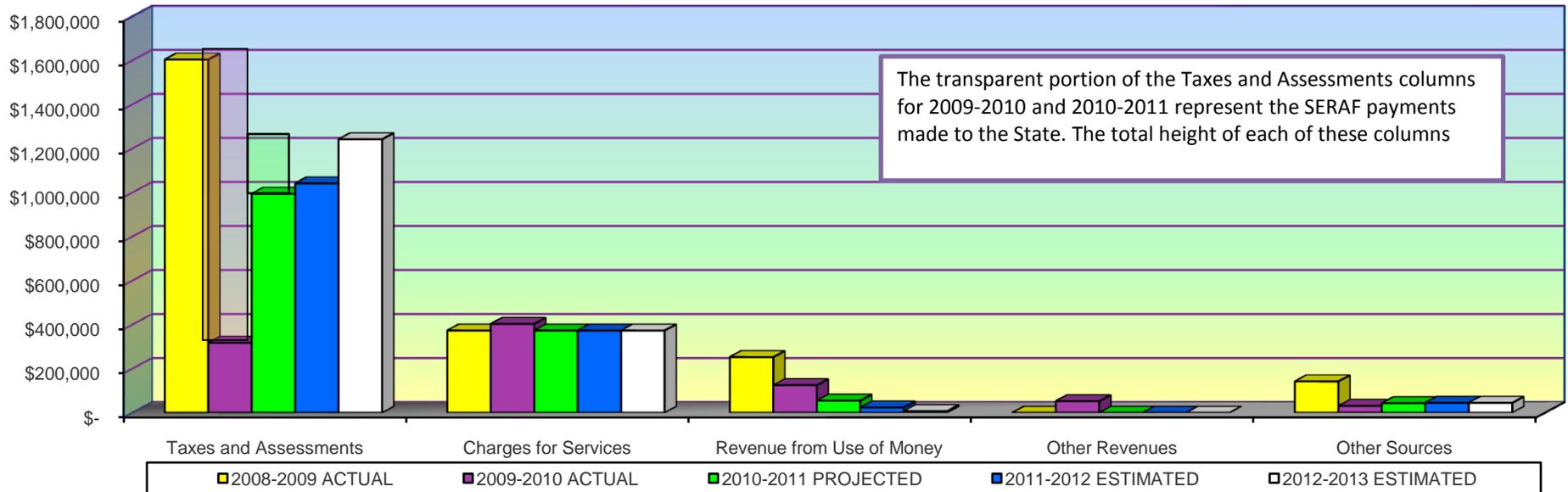
	<u>Actual 2008/2009</u>	<u>Actual 2009/2010</u>	<u>Estimated 2010/2011</u>	<u>Estimated 2011/2012</u>	<u>Estimated 2012/2013</u>	<u>Estimated 2013/2014</u>	<u>Estimated 2014/2015</u>	<u>Estimated 2015/2016</u>	<u>Estimated 2016/2017</u>	<u>Estimated 2017/2018</u>
<u>REVENUES</u>										
Taxes										
Current Tax Increment	\$ 1,548,384	\$ 1,595,068	\$ 1,268,100	\$ 1,007,020	\$ 1,193,040	\$ 1,437,330	\$ 1,449,400	\$ 1,539,750	\$ 1,638,720	\$ 1,752,200
Supplemental Tax Increment	55,772	58,175	1,000	34,820	49,050	58,360	69,450	82,650	98,350	117,000
SERAF	-	(1,335,322)	(274,660)	-	-	-	-	-	-	-
Charges for Services										
Loan Guarantee Fees	-	30,000	-	-	-	-	-	-	-	-
Rental Income	373,596	373,596	373,600	373,600	373,600	120,000	300,000	373,600	373,600	373,600
Interest Income	252,871	124,976	54,970	23,800	7,330	7,330	7,330	7,330	7,330	7,330
Other Revenues	30	52,648	-	-	-	-	-	-	-	-
Other Sources	142,398	31,210	43,030	45,150	44,880	45,780	46,690	51,000	52,020	53,060
Total Revenues	<u>2,373,051</u>	<u>930,351</u>	<u>1,466,040</u>	<u>1,484,390</u>	<u>1,667,900</u>	<u>1,668,800</u>	<u>1,872,870</u>	<u>2,054,330</u>	<u>2,170,020</u>	<u>2,303,190</u>
<u>EXPENSES</u>										
Employee Services	107,279	-	-	7,000	6,890	7,000	7,020	7,030	7,040	7,060
Operations	438,541	533,835	547,050	541,280	548,220	566,050	559,320	567,970	577,610	584,960
Special Projects and										
Community Funding	211,706	177,766	285,490	254,430	245,000	248,200	244,490	249,380	254,370	259,430
Capital Outlay	350,324	704,556	6,872,260	425,810	-	-	-	-	-	-
Debt Service	117,852	115,478	571,370	889,210	889,210	889,070	1,095,920	1,094,010	1,096,870	1,103,390
Total Expenses	<u>1,225,702</u>	<u>1,531,635</u>	<u>8,276,170</u>	<u>2,117,730</u>	<u>1,689,320</u>	<u>1,710,320</u>	<u>1,906,750</u>	<u>1,918,390</u>	<u>1,935,890</u>	<u>1,954,840</u>
Net Income / (Loss)	1,147,349	(601,284)	(6,810,130)	(633,340)	(21,420)	(41,520)	(33,880)	135,940	234,130	348,350
<u>OTHER CASH SOURCES / (USES)</u>										
Reserve for Historic City Hall	(1,722,029)	(189,139)	1,911,170	-	-	-	-	-	-	-
Project Cash Flow Loans										
Loan Guarantee for Colony	-	(1,500,000)	-	1,500,000	-	-	-	-	-	-
Square										
Loan from Low/Moderate Income	-	1,335,322	-	-	-	-	(1,335,322)	-	-	-
Housing Fund for SERAF										
Payment										
Beginning Available Balance	<u>7,841,427</u>	<u>7,266,747</u>	<u>6,311,650</u>	<u>1,412,690</u>	<u>2,279,350</u>	<u>2,257,930</u>	<u>2,216,410</u>	<u>847,208</u>	<u>983,148</u>	<u>1,217,278</u>
ENDING AVAILABLE BALANCE	<u>\$ 7,266,747</u>	<u>\$ 6,311,646</u>	<u>\$ 1,412,690</u>	<u>\$ 2,279,350</u>	<u>\$ 2,257,930</u>	<u>\$ 2,216,410</u>	<u>\$ 847,208</u>	<u>\$ 983,148</u>	<u>\$ 1,217,278</u>	<u>\$ 1,565,628</u>
Fund Balance as % of Expenses	592.9%	412.1%	17.1%	107.6%	133.7%	129.6%	44.4%	51.2%	62.9%	80.1%

GRAPHS AND SUMMARIES
Revenues by Category

Agency General Fund

	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 PROJECTED	2011-2012 ESTIMATED	2012-2013 ESTIMATED
<u>Revenues by Category</u>						
Taxes and Assessments	\$ 1,604,156	\$ 317,921	\$ 1,512,730	\$ 994,440	\$ 1,041,840	\$ 1,242,090
Charges for Services	373,596	403,596	373,600	373,600	373,600	373,600
Revenue from Use of Money	252,871	124,976	91,790	54,970	23,800	7,330
Other Revenues	30	52,648	-	-	-	-
Other Sources	142,398	31,210	43,030	43,030	45,150	44,880
	\$ 2,373,051	\$ 930,351	\$ 2,021,150	\$ 1,466,040	\$ 1,484,390	\$ 1,667,900

Annual Revenues by Category



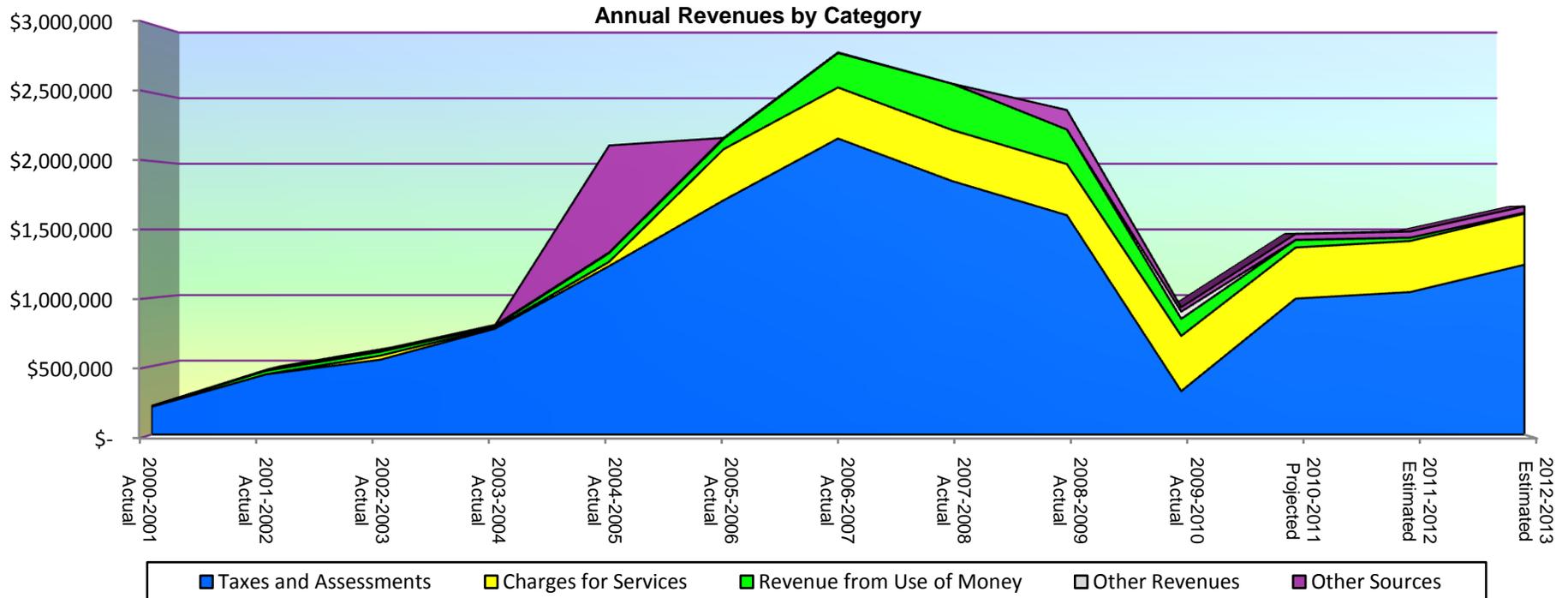
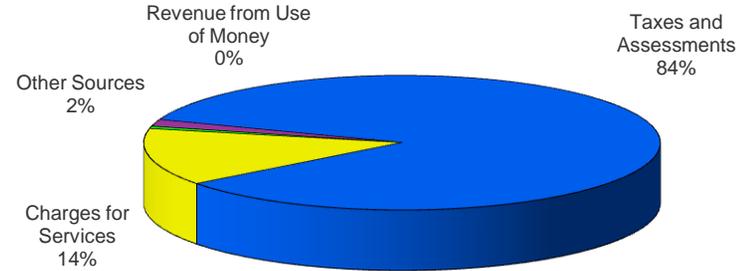
GRAPHS AND SUMMARIES
Revenues by Category

Agency General Fund

Revenues by Category

	<u>2011-2012 ESTIMATED</u>	<u>2012-2013 ESTIMATED</u>
Taxes and Assessments	\$ 1,041,840	\$ 1,242,090
Charges for Services	373,600	373,600
Revenue from Use of Money	23,800	7,330
Other Sources	45,150	44,880
	<u>\$ 1,484,390</u>	<u>\$ 1,667,900</u>

**Average Revenues by Category
2011-2013**



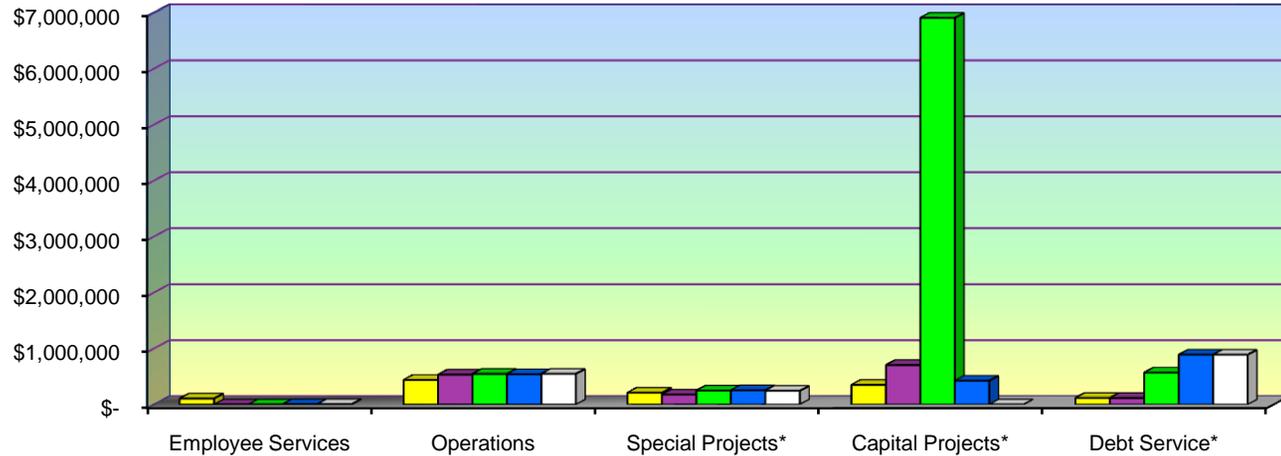
GRAPHS AND SUMMARIES
Expenditures by Category

Agency General Fund

	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED
<u>Expenditures by Category</u>						
Employee Services	\$ 107,279	\$ -	\$ -	\$ -	\$ 7,000	\$ 6,890
Operations	438,541	533,835	598,780	547,050	541,280	548,220
Special Projects*	211,706	177,766	404,970	249,890	254,430	245,000
Capital Projects*	350,324	704,556	12,356,870	6,907,860	425,810	-
Debt Service*	117,852	115,478	567,970	571,370	889,210	889,210
	\$ 1,225,702	\$ 1,531,635	\$ 13,928,590	\$ 8,276,170	\$ 2,117,730	\$ 1,689,320

* In order to provide a more complete understanding of Agency activity, each of the line items in the Other Uses category of expenses and transfers was segregated into Special Projects, Capital Projects, or Debt Service, according to the underlying purpose of the expense. This was done to facilitate the comprehension of how the Agency is using its resources, and does not correspond to the detail expenditure pages. For more information on what is included, please see pages B-20 through B-22 of this budget document.

Annual Expenditures by Category

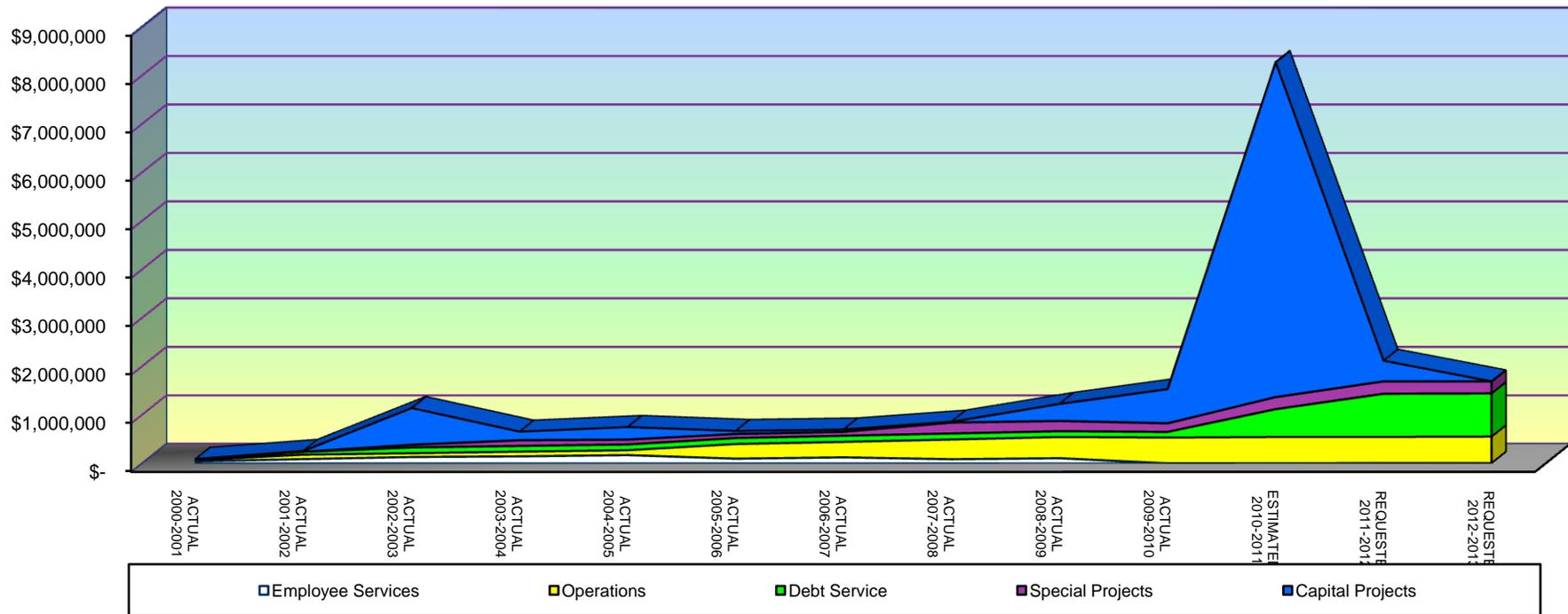


■ 2008-2009 ACTUAL
 ■ 2009-2010 ACTUAL
 ■ 2010-2011 ESTIMATED
 ■ 2011-2012 REQUESTED
 ■ 2012-2013 REQUESTED

GRAPHS AND SUMMARIES
Expenditures by Category

Agency General Fund

Annual Expenditures by Category



The Agency entered debt arrangements in fiscal years 2004-2005 and 2010-2011 in order to pursue the completion of projects in alignment with the Redevelopment Implementation Plan. Prior to the bond issue in November 2004, the Agency was growing the increment and completing smaller projects as capacity allowed. In 2002-2003, the Agency purchased blighted property in the Downtown in furtherance of the Plan. Subsequent to the bond issue, many of the larger capital projects were completed with bond proceeds and can be found in the 2005 Bond Project Fund. The new debt arrangement in 2010-2011 supplied funding to the Agency General Fund, and through that funding mechanism, the Agency was able to contract with the City for the completion of additional projects. The Agency transferred funding of approximately \$6.6 million to the City for use on these projects. This transfer amount is represented in the graph above by the sharp increase in the Capital Projects category in 2010-2011.

GRAPHS AND SUMMARIES
Agency General Fund
Expenditures by Line Item

FUND								CODE
220								620.6220
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
EMPLOYEE SERVICES								
5100000	Salaries	\$ 68,672	\$ -	\$ -	\$ -	\$ -	\$ -	
5200000	Wages	-	-	-	-	5,830	5,830	
5400000	Other Pay	17,160	-	-	-	-	-	
5800000	Benefits, Insurance & Taxes	21,447	-	-	-	1,170	1,060	
	Total Employee Services	<u>107,279</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,000</u>	<u>6,890</u>	
OPERATIONS								
6050000	Office Expense	829	125	2,650	140	1,100	1,100	
6070000	Advertising	750	3,539	1,750	8,140	7,700	7,700	
6100000	Computer Maintenance & Replacement	5,010	2,200	2,230	2,230	2,200	2,220	
6200000	Insurance	16,133	20,328	22,990	20,350	10,330	11,340	
6250000	Occupancy Charges	5,490	1,000	1,000	1,000	1,000	1,000	
6300000	Utilities	517	1,240	-	2,500	2,700	2,700	
6350000	Communications	165	60	230	40	200	200	
6400000	Operating Supplies	1,893	1,025	6,650	2,500	2,920	2,920	
6450000	Vehicle & Equipment Operating Costs	191	-	400	-	200	200	
6500000	Contract Services	169,766	221,408	257,180	221,110	230,840	234,430	
6600000	Professional Development	5,003	-	20,100	11,600	12,600	12,600	
6730000	Visitors and Conference Bureau	14,364	13,650	14,360	8,200	9,000	9,000	
6901020	Department Service Allocation	178,130	226,140	225,080	225,080	218,000	219,780	
6901050	Administrative Charges	40,300	43,120	44,160	44,160	42,490	43,030	
	Total Operations	<u>438,541</u>	<u>533,835</u>	<u>598,780</u>	<u>547,050</u>	<u>541,280</u>	<u>548,220</u>	

GRAPHS AND SUMMARIES
Agency General Fund
Expenditures by Line Item

FUND								CODE
220								620.6220
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
SPECIAL PROJECTS								
7803201	Main Street Administration	\$ 59,160	\$ 44,580	\$ 30,000	\$ 30,000	\$ 28,500	\$ 28,500	
7803205	Main Street Special Events	22,131	-	-	-	-	-	
7130825	Sunken Gardens Holiday Enhancement Project	2,093	1,700	8,300	8,000	-	-	
7700829	Office of Economic Development	-	2,432	25,000	25,000	30,000	30,000	
7700847	Colony Square Economic Assistance	4,430	8,207	-	-	-	-	
7701093	Design Assistance Guidelines	-	10,356	9,640	-	-	-	
7700875	Downtown Promotion Programs	17,340	-	-	-	-	-	
7700829	Economic Development Study	76,600	-	-	-	-	-	
7803210	Emergency Assistance Program	3,850	-	-	-	-	-	
7705038	Façade Improvement Program	-	5,808	40,000	10,000	8,500	8,500	
7701066	Permit Fee Waiver Program	-	8,519	16,480	8,500	8,500	8,500	
7705087	Site Design Assistance	-	3,045	10,000	-	15,000	15,000	
7705057	Downtown Sidewalk Repair Program	-	-	-	11,590	-	-	
7700873	Printery Historic Consultant	-	3,600	28,410	-	-	-	
7700874	Tourism, Marketing and Event Services	-	66,500	133,000	133,000	133,000	133,000	
7705029	Special Events and Promotions	-	-	-	-	20,000	20,000	
7803208	Graffiti Removal Program	1,881	875	-	1,500	1,500	1,500	
7130703	Creek Improvements	5,057	22,144	25,000	22,300	-	-	
9505027	Payment to City for Historic City Hall Project FEMA Administration	19,164	-	79,140	-	-	-	
9505022	Production of Affordable Housing Fund for Housing Element Implementation	-	-	-	-	9,430	-	
	Total Special Projects	211,706	177,766	404,970	249,890	254,430	245,000	

GRAPHS AND SUMMARIES
Agency General Fund
Expenditures by Line Item

FUND								CODE
220								620.6220
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>CAPITAL OUTLAY</u>								
8200984	Acquisition of Chamber Building	\$ 10,430	\$ -	\$ -	\$ -	\$ -	\$ -	
8700828	Alvord Field Enhancement Project	198,969	-	-	-	-	-	
8800941	Lake Park Great Lawn	34,973	-	-	-	-	-	
8900815	Zoo Restroom and Entrance Project	89,132	701,694	296,780	265,000	-	-	
8900827	Zoo Wall Project	16,820	-	-	-	-	-	
8800712	Parking Improvements	-	-	500,000	-	-	-	
9505031	Payment to City for Blight Elimination Projects Fund	-	-	6,555,750	6,555,750	-	-	
9505031	Payment to City for Lake Park Sign and Frontage Project	-	2,862	427,320	51,510	425,810	-	
9505027	Payment to City for Historic City Hall Rehabilitation Project	-	-	4,577,020	35,600	-	-	
	Total Capital Outlay	<u>350,324</u>	<u>704,556</u>	<u>12,356,870</u>	<u>6,907,860</u>	<u>425,810</u>	<u>-</u>	
<u>DEBT SERVICE</u>								
9106565	Interest	117,852	115,478	122,000	125,400	122,500	122,500	
9505061	Transfer to 2010 Bond Debt Service Fund for Debt Service	-	-	445,970	445,970	766,710	766,710	
	Total Debt Service	<u>117,852</u>	<u>115,478</u>	<u>567,970</u>	<u>571,370</u>	<u>889,210</u>	<u>889,210</u>	
ACTIVITY TOTAL		<u>\$ 1,225,702</u>	<u>\$ 1,531,635</u>	<u>\$ 13,928,590</u>	<u>\$ 8,276,170</u>	<u>\$ 2,117,730</u>	<u>\$ 1,689,320</u>	

Section C

Fund Analysis

FUND ANALYSIS
Agency General Fund

FUND 220							Type General
	<u>2008-2009</u> <u>ACTUAL</u>	<u>2009-2010</u> <u>ACTUAL</u>	<u>2010-2011</u> <u>BUDGETED</u>	<u>2010-2011</u> <u>ESTIMATED</u>	<u>2011-2012</u> <u>REQUESTED</u>	<u>2012-2013</u> <u>REQUESTED</u>	
REVENUES							
Taxes and Assessments	\$ 1,604,156	\$ 317,921	\$ 1,512,730	\$ 994,440	\$ 1,041,840	\$ 1,242,090	
Charges for Services	373,596	403,596	373,600	373,600	373,600	373,600	
Revenue from Use of Money	252,871	124,976	91,790	54,970	23,800	7,330	
Other Revenues	30	52,648	-	-	-	-	
Other Sources	142,398	31,210	43,030	43,030	45,150	44,880	
Total Revenues	<u>2,373,051</u>	<u>930,351</u>	<u>2,021,150</u>	<u>1,466,040</u>	<u>1,484,390</u>	<u>1,667,900</u>	
EXPENSES							
Employee Services	(107,279)	-	-	-	(7,000)	(6,890)	
Operations	(438,541)	(533,835)	(598,780)	(547,050)	(541,280)	(548,220)	
Special Projects	(192,542)	(177,766)	(325,830)	(249,890)	(245,000)	(245,000)	
Capital Outlay	(350,324)	(701,694)	(796,780)	(265,000)	-	-	
Debt Service	(117,852)	(115,478)	(122,000)	(125,400)	(122,500)	(122,500)	
Other Uses	(19,164)	(2,862)	(12,085,200)	(7,088,830)	(1,201,950)	(766,710)	
Total Expenses	<u>(1,225,702)</u>	<u>(1,531,635)</u>	<u>(13,928,590)</u>	<u>(8,276,170)</u>	<u>(2,117,730)</u>	<u>(1,689,320)</u>	
Net Income	1,147,349	(601,284)	(11,907,440)	(6,810,130)	(633,340)	(21,420)	
OTHER CASH SOURCES / (USES)							
Reserve for Historic City Hall Project Cash							
Flow Loans	(1,722,029)	(189,139)	1,911,170	1,911,170	-	-	
Loan Guarantee for Colony Square	-	(1,500,000)	1,500,000	-	1,500,000	-	
Loan from Low/Moderate Income Housing Fund for SERAF Payment	-	1,335,322	-	-	-	-	
BEGINNING AVAILABLE BALANCE	<u>7,841,427</u>	<u>7,266,747</u>	<u>6,311,650</u>	<u>6,311,650</u>	<u>1,412,690</u>	<u>2,279,350</u>	
ENDING AVAILABLE BALANCE	<u>\$ 7,266,747</u>	<u>\$ 6,311,646</u>	<u>\$ (2,184,620)</u>	<u>\$ 1,412,690</u>	<u>\$ 2,279,350</u>	<u>\$ 2,257,930</u>	

FUND ANALYSIS
Low / Moderate Income Housing Fund

FUND							Type
221							Special Revenue
	2008-2009	2009-2010	2010-2011	2010-2011	2011-2012	2012-2013	
	ACTUAL	ACTUAL	BUDGETED	ESTIMATED	REQUESTED	REQUESTED	
REVENUES							
Taxes and Assessments	\$ 845,205	\$ 820,634	\$ 821,270	\$ 735,950	\$ 659,100	\$ 726,940	
Revenue from Use of Money	113,380	66,584	159,970	10,900	50	50	
Total Revenues	<u>958,585</u>	<u>887,218</u>	<u>981,240</u>	<u>746,850</u>	<u>659,150</u>	<u>726,990</u>	
EXPENSES							
Employee Services	(8,123)	-	-	-	-	-	
Operations	-	(25,040)	(35,770)	(33,920)	(33,510)	(33,880)	
Special Projects	(14,109)	(17,584)	(567,000)	(247,050)	(326,950)	(7,000)	
Other Uses	-	-	(5,543,800)	(5,543,800)	(12,740)	-	
Total Expenses	<u>(22,232)</u>	<u>(42,624)</u>	<u>(6,146,570)</u>	<u>(5,824,770)</u>	<u>(373,200)</u>	<u>(40,880)</u>	
Net Income	936,353	844,594	(5,165,330)	(5,077,920)	285,950	686,110	
OTHER CASH SOURCES / (USES)							
(Loan) / Repayment of SERAF	-	(1,335,322)	-	-	-	-	
BEGINNING AVAILABLE BALANCE	<u>3,020,412</u>	<u>3,956,765</u>	<u>3,466,040</u>	<u>3,466,040</u>	<u>(1,611,880)</u>	<u>(1,325,930)</u>	
ENDING AVAILABLE BALANCE	<u>\$ 3,956,765</u>	<u>\$ 3,466,037</u>	<u>\$ (1,699,290)</u>	<u>\$ (1,611,880)</u>	<u>\$ (1,325,930)</u>	<u>\$ (639,820)</u>	

FUND ANALYSIS
2005 Redevelopment Bond Project Fund

FUND							Type
320							Capital Project
	2008-2009	2009-2010	2010-2011	2010-2011	2011-2012	2012-2013	
	ACTUAL	ACTUAL	BUDGETED	ESTIMATED	REQUESTED	REQUESTED	
REVENUES							
Revenue from Use of Money	\$ 62,226	\$ 1,373	\$ -	\$ 3,220	\$ -	\$ -	
Total Revenues	<u>62,226</u>	<u>1,373</u>	<u>-</u>	<u>3,220</u>	<u>-</u>	<u>-</u>	
EXPENSES							
Special Projects	(16,542)	(4,899)	-	-	-	-	
Capital Outlay	(9,697)	(40,990)	(194,300)	(194,300)	-	-	
Other Uses	(1,315,538)	(1,717,777)	(238,690)	(231,260)	-	-	
Total Expenses	<u>(1,341,777)</u>	<u>(1,763,666)</u>	<u>(432,990)</u>	<u>(425,560)</u>	<u>-</u>	<u>-</u>	
Net Income	(1,279,551)	(1,762,293)	(432,990)	(422,340)	-	-	
BEGINNING AVAILABLE BALANCE	<u>3,464,183</u>	<u>2,184,632</u>	<u>422,340</u>	<u>422,340</u>	<u>-</u>	<u>-</u>	
ENDING AVAILABLE BALANCE	<u>\$ 2,184,632</u>	<u>\$ 422,339</u>	<u>\$ (10,650)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

FUND ANALYSIS
2010 Redevelopment Bond Project Fund

FUND							Type
322							Capital Project
	<u>2008-2009</u>	<u>2009-2010</u>	<u>2010-2011</u>	<u>2010-2011</u>	<u>2011-2012</u>	<u>2012-2013</u>	
	<u>ACTUAL</u>	<u>ACTUAL</u>	<u>BUDGETED</u>	<u>ESTIMATED</u>	<u>REQUESTED</u>	<u>REQUESTED</u>	
<u>REVENUES</u>							
Revenue from Use of Money	\$ -	\$ -	\$ 32,840	\$ 32,840	\$ -	\$ -	
Other Sources	-	-	14,400,280	14,400,280	-	-	
Total Revenues	<u>-</u>	<u>-</u>	<u>14,433,120</u>	<u>14,433,120</u>	<u>-</u>	<u>-</u>	
<u>EXPENSES</u>							
Other Uses	-	-	(14,433,120)	(14,433,120)	-	-	
Total Expenses	<u>-</u>	<u>-</u>	<u>(14,433,120)</u>	<u>(14,433,120)</u>	<u>-</u>	<u>-</u>	
Net Income	-	-	-	-	-	-	
BEGINNING AVAILABLE BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
ENDING AVAILABLE BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	

FUND ANALYSIS
2005 Redevelopment Bond Debt Service Fund

FUND							Type
420							Debt Service
	2008-2009	2009-2010	2010-2011	2010-2011	2011-2012	2012-2013	
	ACTUAL	ACTUAL	BUDGETED	ESTIMATED	REQUESTED	REQUESTED	
<u>REVENUES</u>							
Taxes and Assessments	\$ 823,302	\$ 703,777	\$ 845,860	\$ 844,080	\$ 851,140	\$ 845,570	
Revenue from Use of Money	22,322	5,049	39,390	2,870	2,870	3,590	
Total Revenues	<u>845,624</u>	<u>708,826</u>	<u>885,250</u>	<u>846,950</u>	<u>854,010</u>	<u>849,160</u>	
<u>EXPENSES</u>							
Operations	(2,428)	(2,200)	(2,900)	(2,700)	(2,800)	(2,850)	
Debt Service	(574,042)	(844,917)	(846,160)	(846,160)	(846,370)	(846,020)	
Total Expenses	<u>(576,470)</u>	<u>(847,117)</u>	<u>(849,060)</u>	<u>(848,860)</u>	<u>(849,170)</u>	<u>(848,870)</u>	
Net Income	269,154	(138,291)	36,190	(1,910)	4,840	290	
<u>OTHER CASH SOURCES / (USES)</u>							
(Increase) / Decrease in Fiscal Agent Reserve Account	(13,344)	145,777	(30,820)	-	-	-	
BEGINNING AVAILABLE BALANCE	<u>313,037</u>	<u>568,847</u>	<u>576,330</u>	<u>576,330</u>	<u>574,420</u>	<u>579,260</u>	
ENDING AVAILABLE BALANCE	<u>\$ 568,847</u>	<u>\$ 576,333</u>	<u>\$ 581,700</u>	<u>\$ 574,420</u>	<u>\$ 579,260</u>	<u>\$ 579,550</u>	

Section D

Revenue Summaries

SUMMARY OF REVENUES
Agency General Fund

FUND 220								SECTION E
<u>ACCOUNT NUMBER</u>	<u>REVENUE DESCRIPTION</u>	<u>2008-2009 ACTUAL</u>	<u>2009-2010 ACTUAL</u>	<u>2010-2011 BUDGETED</u>	<u>2010-2011 PROJECTED</u>	<u>2011-2012 ESTIMATED</u>	<u>2012-2013 ESTIMATED</u>	
<u>AGENCY GENERAL FUND (220)</u>								
Taxes and Assessments								
41180.6200	Current Tax Increment	\$ 1,548,384	\$ 1,595,068	\$ 1,448,890	\$ 1,268,100	\$ 1,007,020	\$ 1,193,040	
41181.6200	Supplemental Tax Increment	55,772	58,175	63,840	1,000	34,820	49,050	
41115.6200	SERAF	-	(1,335,322)	-	(274,660)	-	-	
Charges for Services								
44381.2200	Loan Guarantee Fees	-	30,000	-	-	-	-	
44465.6200	Rental Income	373,596	373,596	373,600	373,600	373,600	373,600	
Revenue from Use of Money								
46110.0000	Investment Earnings	251,645	106,809	90,890	30,320	7,000	7,030	
46820.2200	Interest Income - Colony Square Guarantee	-	17,779	-	24,390	16,500	-	
46000.2200	Interest Income - Other	1,226	388	900	260	300	300	
Other Revenue								
47890.0000	Miscellaneous Revenue	30	1,374	-	-	-	-	
47900.0000	Donations	-	11,308	-	-	-	-	
	Grant- Zoo Entrance and Restroom Project	-	39,966	-	-	-	-	
Other Sources								
49101.0000	Proceeds from Sale of Fixed Assets	142,398	-	-	-	-	-	
Transfers in from:								
49510.7222	General Fund for Tourism and Marketing	-	28,000	38,000	38,000	44,000	44,880	
49510.7222	Business Improvement Agency for Tourism and Marketing	-	3,210	5,030	5,030	1,150	-	
Total Agency General Fund		<u>\$ 2,373,051</u>	<u>\$ 930,351</u>	<u>\$ 2,021,150</u>	<u>\$ 1,466,040</u>	<u>\$ 1,484,390</u>	<u>\$ 1,667,900</u>	

SUMMARY OF REVENUES
Low / Moderate Income Housing Fund

FUND								SECTION
221								F
ACCOUNT NUMBER	REVENUE DESCRIPTION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 PROJECTED	2011-2012 ESTIMATED	2012-2013 ESTIMATED	
<u>LOW / MODERATE INCOME HOUSING FUND (221)</u>								
Taxes and Assessments								
41180.6221	Current Tax Increment	\$ 825,887	\$ 800,528	\$ 799,140	\$ 735,600	\$ 647,100	\$ 709,940	
41181.6221	Supplemental Tax Increment	19,318	20,106	22,130	350	12,000	17,000	
Revenue from Use of Money								
46110.0000	Investment Earnings	112,865	66,460	159,400	10,880	-	-	
46610.0000	Interest Income - County	515	124	570	20	50	50	
Total Low / Moderate Income Housing Fund		\$ 958,585	\$ 887,218	\$ 981,240	\$ 746,850	\$ 659,150	\$ 726,990	

SUMMARY OF REVENUES
2005 Redevelopment Bond Project Fund

FUND								SECTION
320								F
ACCOUNT NUMBER	REVENUE DESCRIPTION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 PROJECTED	2011-2012 ESTIMATED	2012-2013 ESTIMATED	
<u>2005 REDEVELOPMENT BOND PROJECT FUND (320)</u>								
Revenue from Use of Money								
46110.0000	Investment Earnings	\$ 62,226	\$ 1,373	\$ -	\$ 3,220	\$ -	\$ -	
	Total 2005 Redevelopment Bond Project Fund	<u>\$ 62,226</u>	<u>\$ 1,373</u>	<u>\$ -</u>	<u>\$ 3,220</u>	<u>\$ -</u>	<u>\$ -</u>	

SUMMARY OF REVENUES
2010 Redevelopment Bond Project Fund

FUND								SECTION
322								F
ACCOUNT NUMBER	REVENUE DESCRIPTION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 PROJECTED	2011-2012 ESTIMATED	2012-2013 ESTIMATED	
<u>2010 REDEVELOPMENT BOND PROJECT FUND (322)</u>								
Revenue from Use of Money								
46110.0000	Investment Earnings	\$ -	\$ -	\$ 32,840	\$ 32,840	\$ -	\$ -	
Other Sources								
49510.0000	Transfer from 2010 Bond Debt Service Fund	-	-	14,400,280	14,400,280	-	-	
Total 2010 Redevelopment Bond Project Fund		\$ -	\$ -	\$ 14,433,120	\$ 14,433,120	\$ -	\$ -	

SUMMARY OF REVENUES
2005 Redevelopment Bond Debt Service Fund

FUND								SECTION
420								F
ACCOUNT NUMBER	REVENUE DESCRIPTION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 PROJECTED	2011-2012 ESTIMATED	2012-2013 ESTIMATED	
<u>2005 REDEVELOPMENT BOND DEBT SERVICE FUND (420)</u>								
Taxes and Assessments								
41180.6200	Current Tax Increment	\$ 823,302	\$ 703,777	\$ 845,860	\$ 844,080	\$ 851,140	\$ 845,570	
Revenue from Use of Money								
46110.0000	Investment Earnings	8,457	5,030	8,570	2,850	2,850	3,570	
46130.0000	Investment Earnings- Cash with Fiscal Agent	13,471	1	30,820	-	-	-	
46610.0000	Interest Income - County	394	18	-	20	20	20	
Total 2005 Redevelopment Bond Debt Service Fund		<u>\$ 845,624</u>	<u>\$ 708,826</u>	<u>\$ 885,250</u>	<u>\$ 846,950</u>	<u>\$ 854,010</u>	<u>\$ 849,160</u>	

Section E

Agency General Fund Expenditure Budgets

PROGRAM BUDGETS
Agency General Fund
Administration and Operating Costs

FUND		CODE
220		620.0000

DESCRIPTION

The Community Redevelopment Agency of Atascadero was established to eliminate blight in the Project Area, enhance economic conditions, increase affordable housing availability and better the condition of the existing housing stock in the Project Area. The City Manager serves as the Executive Director of the Agency and manages projects that further the goals of the Redevelopment and Implementation Plans. This program accounts for general administration and Agency General Fund debt service costs.

GOALS AND OBJECTIVES

- * Identify and assist projects that leverage new job opportunities, increase City revenues and spur new development and redevelopment in the Project Area
- * Further the Goals of the Redevelopment Plan
- * Improve infrastructure in the Redevelopment Area to eliminate blight and encourage private investment

	2008-2009	2009-2010	2010-2011	2010-2011	2011-2012	2012-2013
<u>SUMMARY OF POSITIONS</u>	ACTUAL	ACTUAL	BUDGETED	ESTIMATED	ESTIMATED	ESTIMATED
Deputy Executive Director of Redevelopment	0.50	-	-	-	-	-
Assistant to the City Manager	0.20	-	-	-	-	-
Total	0.70	-	-	-	-	-

PROGRAM BUDGETS
Agency General Fund
Administration and Operating Costs

FUND								CODE
220								620.0000
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
EMPLOYEE SERVICES								
5100000	Salaries	\$ 68,672	\$ -	\$ -	\$ -	\$ -	\$ -	
5400000	Other Pay	17,160	-	-	-	-	-	
5800000	Benefits, Insurance and Taxes	21,447	-	-	-	-	-	
	Total Employee Services	<u>107,279</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
OPERATIONS								
6050000	Office Expense	829	125	2,650	140	1,100	1,100	
6070000	Advertising	-	87	950	-	200	200	
6100000	Computer Maintenance & Replacement	5,010	2,200	2,230	2,230	2,200	2,220	
6200000	Insurance	11,721	15,374	17,650	15,380	10,330	11,340	
6250000	Occupancy Charges	5,490	-	-	-	-	-	
6350000	Communications	165	60	230	40	200	200	
6400000	Operating Supplies	34	-	150	-	150	150	
6450000	Vehicle & Equipment Operating Costs	191	-	400	-	200	200	
6500000	Contract Services	123,316	118,110	134,600	112,100	119,180	122,490	
6600000	Professional Development	4,923	-	4,900	3,800	4,800	4,800	
6901020	Department Service Allocation	43,520	55,320	55,030	55,030	49,710	50,100	
6901050	Administrative Charges	40,300	43,120	44,160	44,160	42,490	43,030	
	Total Operations	<u>235,499</u>	<u>234,396</u>	<u>262,950</u>	<u>232,880</u>	<u>230,560</u>	<u>235,830</u>	
DEBT SERVICE								
9106565	Interest	117,852	115,478	122,000	125,400	122,500	122,500	
	Total Debt Service	<u>117,852</u>	<u>115,478</u>	<u>122,000</u>	<u>125,400</u>	<u>122,500</u>	<u>122,500</u>	

PROGRAM BUDGETS
Agency General Fund
Administration and Operating Costs

FUND								CODE
220								620.0000
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>OTHER USES</u>								
	Payments to City:							
9505022	Production of Affordable Housing Fund for Housing Element Implementation	\$ -	\$ -	\$ -	\$ -	\$ 9,430	\$ -	
9505061	2010 Bond Debt Service Fund for Debt Service	-	-	445,970	445,970	766,710	766,710	
		<u>-</u>	<u>-</u>	<u>445,970</u>	<u>445,970</u>	<u>776,140</u>	<u>766,710</u>	
ACTIVITY TOTAL		<u>\$ 460,630</u>	<u>\$ 349,874</u>	<u>\$ 830,920</u>	<u>\$ 804,250</u>	<u>\$ 1,129,200</u>	<u>\$ 1,125,040</u>	

PROGRAM BUDGETS
Agency General Fund
Administration and Operating Costs

FUND					CODE	
220					620.0000	
OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT	
6050000	Office Expense	Postage, printing, copying and office supplies	Estimated	\$ 1,100	\$ 1,100	
6070000	Advertising	Public hearing notices	Estimated	200	200	
6100000	Computer Maintenance & Replacement	Allocated portion of computer and telephone support costs	Allocated	2,200	2,220	
6200000	Insurance	Allocated portion of liability insurance costs	Allocated	10,330	11,340	
6350000	Communications	Telephone and cell phone services	Estimated	200	200	
6400000	Operating Supplies	Items needed for general redevelopment activities	Estimated	150	150	
6450000	Vehicle & Equipment Operating Costs	Mileage reimbursement	Estimated	200	200	
6500000	Contract Services	Audit services, county tax collection services (\$95,520 & \$98,390) and legal services	Estimated	119,180	122,490	
6600000	Professional Development	Redevelopment training, books, California Redevelopment Association (CRA) membership and publications	Estimated	4,800	4,800	
6901020	Department Service Allocation	Allocation of Administrative Services Department and City Manager Department direct services provided to the Redevelopment Agency	Allocated	49,710	50,100	
6901050	Administrative Charges	Allocation of support services including finance services, personnel services, managerial services and legislative services	Allocated	42,490	43,030	
9106565	Interest	Interest on loans from the City of Atascadero	Estimated	122,500	122,500	
9505022	Payment to City Production of Affordable Housing Fund for Housing Element Implementation	Transfer of funds to the City for the adoption of ordinances to implement the 2011 General Plan Housing Element	Allocated	9,430	-	
9505061	2010 Bond Debt Service Fund for Debt Service	Transfer of funds to the City 2010 Bond Debt Services Fund in accordance with 2010 reimbursement agreement with the City	Allocated	766,710	766,710	

PROGRAM BUDGETS
Agency General Fund
Economic Development, Tourism & Promotion

FUND
220

CODE
620.6220

DESCRIPTION

One of the primary missions of the Community Redevelopment Agency of Atascadero is to eliminate blight in the project area and enhance economic conditions. This program addresses these missions by establishing the Office of Economic Development (OED) and utilizing a Tourism consultant. The OED proactively works to retain and attract new businesses to the community, grows jobs, and focuses on enhancing economic "hot spots" throughout the area. Tourism efforts focus on bringing visitors and events to the area.

GOALS AND OBJECTIVES

- * Retain and expand local business in the Redevelopment Area, particularly in identified "hot spots" (potential economic centers)
- * Encourage residents to shop in the Redevelopment Area
- * Implement stimulus programs that encourage private investment in the Redevelopment Area
- * Create jobs in the Redevelopment Area
- * Promote the development of Colony Square and The Annex
- * Implement the City's Economic Strategy and Tourism Plan
- * Encourage and promote re-use of vacant properties in the Redevelopment Area

PROGRAM BUDGETS
Agency General Fund
Economic Development, Tourism & Promotion

FUND								CODE
220								620.6220
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>EMPLOYEE SERVICES</u>								
5200000	Wages	\$ -	\$ -	\$ -	\$ -	\$ 5,830	\$ 5,830	
5800000	Benefits, Insurance & Taxes	-	-	-	-	1,170	1,060	
	Total Employee Services	-	-	-	-	7,000	6,890	
<u>OPERATIONS</u>								
6070000	Advertising	750	3,452	800	8,140	7,500	7,500	
6500000	Contract Services	11,835	21,082	24,690	22,720	26,350	26,350	
6600000	Professional Development	80	-	15,200	7,800	7,800	7,800	
6730000	Visitors and Conference Bureau	14,364	13,650	14,360	8,200	9,000	9,000	
6901020	Department Service Allocation	134,610	170,820	170,050	170,050	168,290	169,680	
	Total Operations	161,639	209,004	225,100	216,910	218,940	220,330	
<u>SPECIAL PROJECTS</u>								
7803201	Main Street Administration	59,160	44,580	30,000	30,000	28,500	28,500	
7803205	Main Street Special Events	22,131	-	-	-	-	-	
7700829	Office of Economic Development	-	2,432	25,000	25,000	30,000	30,000	
7700847	Colony Square Economic Assistance	4,430	8,207	-	-	-	-	
7701093	Design Assistance Guidelines	-	10,356	9,640	-	-	-	
7700875	Downtown Promotion Programs	17,340	-	-	-	-	-	
7700829	Economic Development Study	76,600	-	-	-	-	-	
7803210	Emergency Assistance Program	3,850	-	-	-	-	-	
7705038	Façade Improvement Program	-	5,808	40,000	10,000	8,500	8,500	
7701066	Permit Fee Waiver Program	-	8,519	16,480	8,500	8,500	8,500	
7705087	Site Design Assistance	-	3,045	10,000	-	15,000	15,000	

PROGRAM BUDGETS
Agency General Fund
Economic Development, Tourism & Promotion

FUND								CODE
220								620.6220
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>SPECIAL PROJECTS (Continued)</u>								
7700873	Printery Historic Consultant	\$ -	\$ 3,600	\$ 28,410	\$ -	\$ -	\$ -	
7700874	Tourism, Marketing and Event Services	-	66,500	133,000	133,000	133,000	133,000	
7705029	Special Events and Promotions	-	-	-	-	20,000	20,000	
	Total Special Projects	<u>183,511</u>	<u>153,047</u>	<u>292,530</u>	<u>206,500</u>	<u>243,500</u>	<u>243,500</u>	
<u>CAPITAL OUTLAY</u>								
8200984	Acquisition of Chamber Building	10,430	-	-	-	-	-	
	Total Capital Outlay	<u>10,430</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
ACTIVITY TOTAL		<u>\$ 355,580</u>	<u>\$ 362,051</u>	<u>\$ 517,630</u>	<u>\$ 423,410</u>	<u>\$ 469,440</u>	<u>\$ 470,720</u>	

PROGRAM BUDGETS
Agency General Fund
Economic Development, Tourism & Promotion

FUND						CODE
220						620.6220
OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT	
5200000	Wages	Wages for part-time (non-benefited) staff	Estimated	\$ 5,830	\$ 5,830	
5800000	Benefits, Insurance & Taxes	Medicare, workers' compensation insurance and fringe benefits	Estimated	1,170	1,060	
6070000	Advertising	Redevelopment advertising and promotion, including marketing and promotion materials for downtown and the Redevelopment Area	Estimated	7,500	7,500	
6500000	Contract Services	Special event fees, Farmers' Market costs, appraisals and other contract services associated with economic development, marketing, tourism and promotion	Estimated	26,350	26,350	
6600000	Professional Development	Attendance at conferences such as California Association for Local Economic Development (CALED) and the International Council of Shopping Centers (ICSC); various books, memberships and publications; additional training on economic development and redevelopment for OED members and the Agency Board of Directors; necessary travel for specific business attraction projects	Estimated	7,800	7,800	
6730000	Visitors and Conference Bureau	Participation in the San Luis Obispo County Visitors and Conference Bureau	Estimated	9,000	9,000	
6901020	Department Service Allocation	Allocation for staff time spent on economic development, tourism and promotion activities for the Agency	Allocated	168,290	169,680	
7803201	Main Street Administration	Fund and oversee downtown revitalization activities utilizing the four point approach of the National Main Street Program	Estimated	28,500	28,500	
7700829	Office of Economic Development	Funding for the Office of Economic Development	Estimated	30,000	30,000	
7705038	Façade Improvement Program	Provides for Downtown façade improvement projects including architectural assistance, paint and signs	Estimated	8,500	8,500	

PROGRAM BUDGETS
Agency General Fund
Economic Development, Tourism & Promotion

FUND					CODE	
220					620.6220	
OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT	
7701066	Permit Fee Waiver Program	Business stimulus program that funds the first \$999 in City permit fees for all new or expanding businesses in the Redevelopment Area	Estimated	\$ 8,500	\$ 8,500	
7705087	Site Design Assistance	Provides funds for early design to assist and encourage commercial projects	Estimated	15,000	15,000	
7700874	Tourism, Marketing and Event Services	Contract for implementation of the Atascadero Tourism Marketing Plan; implementation and coordination of all advertising materials; coordination of all citywide events; promotion of Atascadero; and support and coordination with Atascadero Main Street	Contract	133,000	133,000	
7705029	Special Events and Promotions	Regional special events such as <i>Savor the Central Coast</i>	Estimated	20,000	20,000	

PROGRAM BUDGETS
Agency General Fund
Downtown Maintenance, Beautification & Infrastructure Improvements

FUND
220

CODE
620.6283

DESCRIPTION

Downtown is the core of the Redevelopment Area, and is planned to be the City's cultural and social hub. This program provides resources to maintain and improve the City's central business district.

GOALS AND OBJECTIVES

- * Maintain planted urns and street trees
- * Keep sidewalks and streets clean
- * Maintain and enhance the appearance of the Sunken Gardens
- * Make Streetscape improvements consistent with the Downtown Revitalization Plan that enhance the character of the downtown

PROGRAM BUDGETS
Agency General Fund
Downtown Maintenance, Beautification & Infrastructure Improvements

FUND		CODE
220		620.6283

<u>OBJECT NUMBER</u>	<u>EXPENSE CLASSIFICATION</u>	<u>2008-2009 ACTUAL</u>	<u>2009-2010 ACTUAL</u>	<u>2010-2011 BUDGETED</u>	<u>2010-2011 ESTIMATED</u>	<u>2011-2012 REQUESTED</u>	<u>2012-2013 REQUESTED</u>
<u>OPERATIONS</u>							
6300000	Utilities	\$ -	\$ 1,240	\$ -	\$ 1,500	\$ 1,500	\$ 1,500
6400000	Operating Supplies	1,820	902	5,500	2,500	2,500	2,500
6500000	Contract Services	30,363	74,882	93,290	81,290	70,310	70,590
	Total Operations	32,183	77,024	98,790	85,290	74,310	74,590
<u>SPECIAL PROJECTS</u>							
7130825	Sunken Gardens Holiday Enhancement Project	2,093	1,700	8,300	8,000	-	-
7705057	Downtown Sidewalk Repair Program	-	-	-	11,590	-	-
7803208	Graffiti Removal Program	1,881	875	-	1,500	1,500	1,500
7130703	Creek Improvements	5,057	22,144	25,000	22,300	-	-
	Total Special Projects	9,031	24,719	33,300	43,390	1,500	1,500
<u>CAPITAL OUTLAY</u>							
8700828	Alvord Field Enhancement Project	198,969	-	-	-	-	-
8800941	Lake Park Great Lawn	34,973	-	-	-	-	-
8900815	Zoo Restroom and Entrance Project	89,132	701,694	296,780	265,000	-	-
8900827	Zoo Wall Project	16,820	-	-	-	-	-
8800712	Parking Improvements	-	-	500,000	-	-	-
	Total Capital Outlay	339,894	701,694	796,780	265,000	-	-

PROGRAM BUDGETS
Agency General Fund
Downtown Maintenance, Beautification & Infrastructure Improvements

FUND								CODE
220								620.6283
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>OTHER USES</u>								
Payments to City for:								
9505068	Blight Elimination Projects	\$ -	\$ -	\$ 6,555,750	\$ 6,555,750	\$ -	\$ -	
9505031	Lake Park Sign and Frontage Project	-	2,862	427,320	51,510	425,810	-	
9505027	Historic City Hall Rehabilitation Project	-	-	4,577,020	35,600	-	-	
9505027	Historic City Hall Project FEMA Administration	19,164	-	79,140	-	-	-	
	Total Other Uses	<u>19,164</u>	<u>2,862</u>	<u>11,639,230</u>	<u>6,642,860</u>	<u>425,810</u>	<u>-</u>	
ACTIVITY TOTAL		<u>\$ 400,272</u>	<u>\$ 806,299</u>	<u>\$ 12,568,100</u>	<u>\$ 7,036,540</u>	<u>\$ 501,620</u>	<u>\$ 76,090</u>	

PROGRAM BUDGETS
Agency General Fund
Downtown Maintenance, Beautification & Infrastructure Improvements

FUND						CODE
220						620.6283
OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT	
6300000	Utilities	Water and electricity for enhanced infrastructure	Estimated	\$ 1,500	\$ 1,500	
6400000	Operating Supplies	Operating supplies for enhanced maintenance of Downtown, including the Sunken Gardens	Estimated	2,500	2,500	
6500000	Contract Services	Enhanced maintenance of Sunken Gardens and Downtown Streetscape including tree trimming, fountain maintenance, street sweeping, and other maintenance services	Estimated	70,310	70,590	
7803208	Graffiti Removal Program	Immediate removal of graffiti in the Redevelopment Area, including Downtown	Estimated	1,500	1,500	
9505031	Payment to City for Lake Park Sign and Frontage Project	Landscaping and other improvements along Highway 41 from the Lake Park driveway to the Veteran's Memorial, including signage for the Lake Park and Charles Paddock Zoo	Estimated	425,810	-	

PROGRAM BUDGETS
Agency General Fund
Property Management

FUND	CODE
220	620.6215

DESCRIPTION

The Community Redevelopment Agency of Atascadero owns two real properties: 1) the Creekside building and land located at 6907 El Camino Real; and 2) the Main Street building (excluding the land) located at 6550 El Camino Real. Both buildings are located in the downtown core and were purchased by the Agency to eliminate blight and provide for effective uses of these key downtown spaces. The health and activity of both buildings are critical to the momentum of private and public redevelopment in the Area. The Creekside building was previously occupied by an underperforming bowling alley and is currently leased to the City of Atascadero for use as a temporary City Hall. The Main Street building was previously occupied by Atascadero Chamber of Commerce and is now rented to Atascadero Main Street. This program provides for the maintenance and management of these properties.

GOALS AND OBJECTIVES

- * Manage/maintain Redevelopment Area properties in a cost-effective manner
- * Identify potential uses for the Creekside property once the rehabilitation of Historic City Hall is completed

PROGRAM BUDGETS
Agency General Fund
Property Management

FUND								CODE
220								620.6215
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
OPERATIONS								
6200000	Insurance	\$ 4,412	\$ 4,954	\$ 5,340	\$ 4,970	\$ -	\$ -	
6250000	Occupancy Charges	-	1,000	1,000	1,000	1,000	1,000	
6300000	Utilities	517	-	-	1,000	1,200	1,200	
6400000	Operating Supplies	39	123	1,000	-	270	270	
6500000	Contract Services	4,252	7,334	4,600	5,000	15,000	15,000	
	Total Operations	<u>9,220</u>	<u>13,411</u>	<u>11,940</u>	<u>11,970</u>	<u>17,470</u>	<u>17,470</u>	
ACTIVITY TOTAL		<u>\$ 9,220</u>	<u>\$ 13,411</u>	<u>\$ 11,940</u>	<u>\$ 11,970</u>	<u>\$ 17,470</u>	<u>\$ 17,470</u>	

PROGRAM BUDGETS
Agency General Fund
Property Management

FUND					CODE	
220					620.6215	
OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT	
6250000	Occupancy Charges	Land lease expense for the Agency owned building at 6550 El Camino Real	Allocated	\$ 1,000	\$ 1,000	
6300000	Utilities	Landscaping water and electricity for properties owned by the Agency	Estimated	1,200	1,200	
6400000	Operating Supplies	Maintenance and repair supplies for properties owned by the Agency	Estimated	270	270	
6500000	Contract Services	Landscaping and repair services for properties owned by the Agency	Estimated	15,000	15,000	

Section F

Other Funds

FUND DESCRIPTION
Low / Moderate Income Housing Fund

FUND	CODE
221	621

DESCRIPTION

The Community Redevelopment Agency of Atascadero Low / Moderate Income Housing Fund is established to promote low and moderate income housing in the City of Atascadero.

GOALS AND OBJECTIVES

- * Identify housing opportunities

	2008-2009	2009-2010	2010-2011	2010-2011	2011-2012	2012-2013
	ACTUAL	ACTUAL	BUDGETED	ESTIMATED	REQUESTED	REQUESTED
<u>SUMMARY OF POSITIONS</u>						
Deputy Executive Director of Redevelopment	0.05	-	-	-	-	-
Total	0.05	-	-	-	-	-

EXPENDITURE DETAIL
Low / Moderate Income Housing Fund

FUND								CODE
221								621
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>EMPLOYEE SERVICES</u>								
5100000	Salaries	\$ 4,904	\$ -	\$ -	\$ -	\$ -	\$ -	
5400000	Other Pay	1,686	-	-	-	-	-	
5800000	Benefits, Insurance and Taxes	1,533	-	-	-	-	-	
	Total Employee Services	<u>8,123</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
<u>OPERATIONS</u>								
6500000	Contract Services	-	-	10,000	7,130	10,000	10,000	
6600000	Professional Development	-	-	-	1,020	-	-	
6901020	Department Service Charges	-	25,040	25,770	25,770	23,510	23,880	
	Total Operations	<u>-</u>	<u>25,040</u>	<u>35,770</u>	<u>33,920</u>	<u>33,510</u>	<u>33,880</u>	
<u>SPECIAL PROJECTS</u>								
7803265	San Luis Obispo County Housing Trust Fund	7,000	7,000	7,000	7,000	7,000	7,000	
7700817	Development of Housing Assistance Program	7,109	10,584	-	-	-	-	
7811145	2010 / 2011 Redevelopment Housing Assistance Strategy	-	-	60,000	40,000	20,000	-	
7811064	Downtown Housing Stimulus Program	-	-	500,000	200,050	299,950	-	
	Total Special Projects	<u>14,109</u>	<u>17,584</u>	<u>567,000</u>	<u>247,050</u>	<u>326,950</u>	<u>7,000</u>	

EXPENDITURE DETAIL
Low / Moderate Income Housing Fund

FUND								CODE
221								621
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>OTHER USES</u>								
	Payments to City:							
9505022	In Lieu Low/Moderate Income Housing Fund for the Housing Element Implementation	\$ -	\$ -	\$ -	\$ -	\$ 12,740	\$ -	
9505063	Production of Affordable Housing Units Fund for production of 24 housing units by City	-	-	5,543,800	5,543,800	-	-	
	Total Other Uses	-	-	5,543,800	5,543,800	12,740	-	
ACTIVITY TOTAL		\$ 22,232	\$ 42,624	\$ 6,146,570	\$ 5,824,770	\$ 373,200	\$ 40,880	

EXPENDITURE DETAIL
Low / Moderate Income Housing Fund

FUND						CODE
221						621
OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT	
6500000	Contract Services	Services to provide legal opinions and the creation/updating of legal documents	Estimated	\$ 10,000	\$ 10,000	
6901020	Department Service Charges	Allocation of services provided by the City; all personnel services associated with running the City's Redevelopment affordable housing program are provided by the City's General Fund and are charged to the program here	Allocation	23,510	23,880	
7803265	San Luis Obispo County Housing Trust Fund	To support the San Luis Obispo Housing Trust Fund as a partner in the common mission to increase the supply of affordable housing for very low, low and moderate income residents of the City of Atascadero	Estimated	7,000	7,000	
7811145	2010 / 2011 Redevelopment Housing Assistance Strategy	Contract with Urban Future Incorporated to provide professional services in the analysis of various options related to an acquisition and rehabilitation program to provide affordable housing	Contract	20,000	-	
7811064	Downtown Housing Stimulus Program	Loans up to \$100,000 to encourage development of affordable housing in the Downtown Zone	Estimated	299,950	-	
9505022	Payment to City In Lieu Low/Moderate Income Housing Fund for the Housing Element Implementation	Transfer of funds for the adoption of ordinances to implement the 2011 General Plan Housing Element	Estimated	12,740	-	

FUND DESCRIPTION
2005 Redevelopment Bond Project Fund

FUND
320

CODE
890

DESCRIPTION

The Community Redevelopment Agency of Atascadero and the community have identified a priority list of projects to revitalize the downtown area. These projects and priorities are a key component of the revised Downtown Revitalization Plan. Implementing the plan will improve pedestrian, vehicle, and bicycle traffic; provide adequate parking; establish the revitalized Sunken Gardens as the central hub for the area; and promote downtown's economic vitality.

GOALS AND OBJECTIVES

- * Implement the revised Downtown Revitalization Plan, creating a thriving downtown business district
- * Maximize each dollar of bond money by leveraging it with private investment
- * Enhance downtown Atascadero as a source of community pride, cultural activity and as a community focal point
- * Enhance lighting, parking, and traffic flow to ensure effective circulation and safe pedestrian access

EXPENDITURE DETAIL
2005 Redevelopment Bond Project Fund

FUND								CODE
320								890
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
<u>SPECIAL PROJECTS</u>								
7803202	Lighting Projects	\$ 16,542	\$ 4,899	\$ -	\$ -	\$ -	\$ -	
	Total Special Projects	16,542	4,899	-	-	-	-	
<u>CAPITAL OUTLAY</u>								
8800809	Wayfinding Program	8,212	-	-	-	-	-	
8700287	Maiden Statue Restoration	213	40,990	194,300	194,300	-	-	
8900542	Creek Bank Stabilization	1,272	-	-	-	-	-	
	Total Capital Outlay	9,697	40,990	194,300	194,300	-	-	
<u>OTHER USES</u>								
	Payments to City:							
9505031	Blight Elimination Project Fund	-	-	187,950	187,950	-	-	
9505031	For Downtown Streetscape Improvements II Project	1,301,115	1,624,170	-	-	-	-	
9505031	Capital Projects Fund for Downtown Streetscape Improvements III Project	-	86,429	42,540	42,540	-	-	
9505097	For Colony Park Community Center Construction	4,927	-	-	-	-	-	
9505081	For Lewis Avenue Bridge Project	9,496	7,178	8,200	770	-	-	
	Total Other Uses	1,315,538	1,717,777	238,690	231,260	-	-	
ACTIVITY TOTAL		\$ 1,341,777	\$ 1,763,666	\$ 432,990	\$ 425,560	\$ -	\$ -	

FUND DESCRIPTION
2010 Redevelopment Bond Project Fund

FUND
322

CODE
890

DESCRIPTION

The Community Redevelopment Agency of Atascadero and the community have identified the renovation of the Historic City Hall as the first priority for the bond proceeds. Other projects have also been identified as priority blight elimination projects. These projects are key components of the revised Downtown Revitalization Plan.

In January 2011, the Agency entered into a contractual agreement with the City of Atascadero to complete the Identified Blight Elimination Projects. The Agency paid the City monies up front for these Projects. These funds will be used to complete the Identified Projects and any remaining funds at the completion of the Project are to be paid back to the Agency. Projects include Wayfinding Signage, a Sidewalk Improvement Stimulus Program, Creek Improvements, the Downtown Pedestrian Bridge, the Administration Park Master Plan and Construction, restoration of the Maiden Statue, and funding for Property Purchases.

GOALS AND OBJECTIVES

- * Implement the revised Downtown Revitalization Plan, creating a thriving downtown business district
- * Maximize each dollar of bond money by leveraging it with private investment
- * Enhance downtown Atascadero as a source of community pride, cultural activity and as a community focal point
- * Restore the Historic City Hall building, eliminate blight, and enhance pedestrian, bicycle, and motor traffic flow in the Redevelopment Area

EXPENDITURE DETAIL
2010 Redevelopment Bond Project Fund

FUND								CODE
322								890
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
OTHER USES								
	Payments to City for:							
9505037	Historic City Hall Repair & Rehabilitation Project	\$ -	\$ -	\$ 13,000,000	\$ 13,000,000	\$ -	\$ -	
9505068	Blight Elimination Projects Fund	-	-	1,433,120	1,433,120	-	-	
	Total Other Uses	-	-	14,433,120	14,433,120	-	-	
ACTIVITY TOTAL		\$ -	\$ -	\$ 14,433,120	\$ 14,433,120	\$ -	\$ -	

FUND DESCRIPTION
2005 Redevelopment Bond Debt Service Fund

FUND	CODE
420	920

DESCRIPTION

The Community Redevelopment Agency of Atascadero issued \$12,490,000 in Tax Allocation Bonds for improvements to the downtown core. These bonds will mature between fiscal years 2010 and 2035, at interest rates ranging from 3.00% to 5.00%. The Bonds will be repaid with the Agency's Tax Increment Revenues.

<u>DEBT SERVICE SCHEDULE</u>	FISCAL YEAR ENDING JUNE 30,	PRINCIPAL	INTEREST	TOTAL
The terms are as follows:	2012	\$ 295,000	\$ 551,368	\$ 846,368
Issue: <u>2005 Redevelopment Bonds</u>	2013	305,000	541,020	846,020
Type of Debt: Tax Allocation Bonds	2014	315,000	529,929	844,929
Dated: November 1, 2004	2015	325,000	517,523	842,523
Principal Issued: \$12,490,000	2016	340,000	504,223	844,223
Interest Rates: 3.00% to 5.00%	2017	355,000	490,323	845,323
Maturity Dates: September 1, 2009 to September 1, 2034	2018	365,000	475,375	840,375
Obligated Funds: Redevelopment	2019	380,000	459,168	839,168
	2020	400,000	441,808	841,808
	2021	415,000	423,262	838,262
	2022	435,000	403,930	838,930
	2023	455,000	383,677	838,677
	2024	475,000	361,634	836,634
	2025	500,000	337,868	837,868
	2026	525,000	312,884	837,884
	2027	550,000	286,681	836,681
	2028	575,000	259,259	834,259
	2029	605,000	230,496	835,496
	2030	635,000	199,875	834,875
	2031	665,000	167,375	832,375
	2032	700,000	133,250	833,250
	2033	735,000	97,375	832,375
	2034	770,000	59,750	829,750
	2035	810,000	20,250	830,250
		\$ 11,930,000	\$ 8,188,303	\$ 20,118,303

EXPENDITURE DETAIL
2005 Redevelopment Bond Debt Service Fund

FUND								CODE
420								920
OBJECT NUMBER	EXPENSE CLASSIFICATION	2008-2009 ACTUAL	2009-2010 ACTUAL	2010-2011 BUDGETED	2010-2011 ESTIMATED	2011-2012 REQUESTED	2012-2013 REQUESTED	
OPERATIONS								
6503055	Trustee Fees	\$ 2,200	\$ 2,200	\$ 2,400	\$ 2,200	\$ 2,300	\$ 2,350	
6503057	Annual Bond Disclosure Costs	228	-	500	500	500	500	
	Total Operations	<u>2,428</u>	<u>2,200</u>	<u>2,900</u>	<u>2,700</u>	<u>2,800</u>	<u>2,850</u>	
DEBT SERVICE								
9106060	Principal	-	275,000	285,000	285,000	295,000	305,000	
9106565	Interest	574,042	569,917	561,160	561,160	551,370	541,020	
	Total Debt Service	<u>574,042</u>	<u>844,917</u>	<u>846,160</u>	<u>846,160</u>	<u>846,370</u>	<u>846,020</u>	
ACTIVITY TOTAL		<u>\$ 576,470</u>	<u>\$ 847,117</u>	<u>\$ 849,060</u>	<u>\$ 848,860</u>	<u>\$ 849,170</u>	<u>\$ 848,870</u>	

DETAIL BACKUP

OBJECT NUMBER	EXPENSE CLASSIFICATION	DESCRIPTION	BASIS	2011-2012 AMOUNT	2012-2013 AMOUNT
6503055	Trustee Fees	Payment to Bankers Trust for trustee services provided in accordance with original debt agreement	Estimate	\$ 2,300	\$ 2,350
6503057	Annual Bond Disclosure Costs	Bond covenants require certain disclosures that must be obtained from outside agencies	Estimate	500	500
9106060	Principal	Scheduled repayment of principal	Agreement	295,000	305,000
9106565	Interest	Current year interest on debt	Agreement	551,370	541,020