

ATTACHMENT B**Response to Councilor Brown's Questions**

1. Please provide for Council a copy of the Riverfront Urban Renewal District (RURD) plan.
The Plan is located at the City's website in the following location: <http://www.eugene-or.gov/DevelopmentPlans> (click on "Plan" under the "Riverfront Urban Renewal District" heading). The Plan is also Attachment E in this Agenda Item Summary.

2. Please provide for Council a copy of the RURD report, with special emphasis, pursuant to ORS 457.085(3) on: (d) The estimated total cost of each project and the sources of money's to pay such costs; (e) The anticipated completion date for each project; (g) A financial analysis of the plan with sufficient information to determine feasibility;
The Report is located at the City's website: <http://www.eugene-or.gov/DevelopmentPlans> (click on "Report, March 2004" under the "Riverfront Urban Renewal District" heading).

3. Please provide financial history of all property transactions in the RURD since inception: that is, cost of each property; sold to whom @ what price; net profit/loss for all property transactions.

Property	Purchase Price / Year	Buyer	Sales Price Year	Net Profit (Loss)
Riverfront Parkway & Franklin Blvd. vacant lot	\$166,000 / FY94	n/a	n/a	Leased to University \$63,000/year, used as parking
Chiquita/Agripac	\$4,100,786 / FY01 ¹	<i>West-Portion & AutoCraft-North:</i> Federal Gov't for Courthouse	\$3,948,695 FY04	\$253,412
		<i>East-Portion:</i> Northwest Community Credit Union	\$1,231,504 FY13	
AutoCraft-North (of 8 th Avenue)	\$826,000 / FY03	<i>See Chiquita/Agripac "West-Portion & AutoCraft-North" above</i>		<i>See Chiquita/ Agripac above</i>
AutoCraft-south (of 8 th Avenue)	\$824,000 / FY02 ²	n/a	n/a	Managed by City Parking Program

¹ The demolition related costs and fees associated with the Chiquita/Agripac property are not included in the purchase price. These costs and fees are estimated to total \$813,000. (See Attachment C.)

² The relocation cost of \$550,000 associated with the AutoCraft condemnation is not included in the AutoCraft purchase prices. (See Attachment C.)

4. Please provide for Council a copy of the RURD budget and the RURD supplemental budget for each of the last 5 years.

The FY14 Adopted Budget is currently on the City's website: <http://eugene-or.gov/budget>

The four previous years of budgets can be found on the City's website at: <http://eugene-or.gov/index.aspx?NID=1623>

All of the URA supplemental budgets are adopted by resolution. URA resolutions (most of which are related to the adoption of the budget and the supplemental budgets) can be found on the City's website at: URA Resolutions - Laserfiche WebLink http://ceapps.eugene-or.gov/portal/server.pt/gateway/PTARGS_0_0_5848_319_0_43/http%3B/cesrvlf02/CMOWeblink/Browse.aspx?startid=59&*&&&dbid=0

5. Please list all Capital Improvement projects and cost of each project from the inception of the District.

The total capital expense for the Riverfront District from FY87-FY13 is \$8,824,354. See Attachment C for the project detail.

6. Please list projects planned for 2013 in the District and the estimated cost of each project.

FY14 planned projects include Northwest Community Credit Union system development charges to be paid by the Riverfront Urban Renewal District, completing the Agripac Building relocation, and district administration, rent, materials, and contractual service costs (\$229,735, see answer #8-10 below for more information on district administration and planning efforts). The system development charges are estimated at \$350,000 (carried over from FY13 budget). The remaining work for Agripac Building relation is estimated to be \$40,000 (budget authority carried over from FY13 budget is \$80,000). See answer #12 for additional information on the Agripac Building relocation.

7. Please list, with costs, all the riparian habitat improvements completed in the District since inception, and please list any such projects currently in the planning stage.

There is no evidence in the City's financial systems to indicate that Riverfront Urban Renewal funds were used for riparian habitat improvements in the District. Other riparian habitat improvements may have been completed by the City, EWEB or others. Riparian habitat improvements are included in the EWEB Master Plan. The cost of riparian habitat improvements is reflected in the estimated cost for the park as seen in the Prospective Analysis (Attachment D).

8-10. Please break down the costs, if charged to RURD, of the Walnut Station visioning project (consultants, facilitators, City staff time, advertising, materials, etc.). Please break down any visions costs charged to RURD in connection to the U. of O. Riverfront Research Park. Please break down any costs charged to RURD of the EWEB Master Plan visioning project.

Ongoing project development work is routinely carried out by staff who are supported in part with funding through the Riverfront District. Over the last few years, this work has included staff participation in the Courthouse District Concept Plan, the EWEB Master Plan, the Walnut Station District visioning and code development, and Downtown code amendments. Urban renewal supported staff also carry out specific tasks related to property management and project development. Projects have included: the Federal Courthouse (including property acquisition/clearing/disposition, transportation improvements), Northwest Community Credit Union, Core Campus, and 901 Franklin redevelopment. Staff also carries out financial and administrative duties and provides support for Agency Board related processes. Costs are not specifically assigned by project and task. For, FY13, the Riverfront District supported 1.18 FTE at a staffing cost of \$137,000. City central service allocation charges, together with rent, materials and contractual service costs added \$50,000, yielding a total cost of \$187,000 for FY13.

11. How much is currently budgeted for future planning efforts regarding the EWEB property redevelopment?

No specific funds are budgeted for future planning efforts regarding the EWEB property redevelopment. The FY14 Adopted Budget includes staff efforts related to the Riverfront District Plan, and those efforts will likely include staff time and other expenditures related to the EWEB property redevelopment.

12. How much is the cost, if any, to RURD to move the historic building from the NWCC Union site?

A total of \$321,500 was budgeted in FY13. Actual spending in FY13 was \$247,000, of that \$95,000 was for abatement/demolition and \$10,000 was for consulting related to the historic nature of the structure and erosion control. Once the final relocation is completed the total cost will be available. The current estimate for FY14 spending is \$40,000 and will not exceed the remaining budgeted amount carried forward from FY13 of \$75,000.

13. Has the principle and interest on the maximum indebtedness of the RURD plan been fully paid?

Oregon Revised Statutes require that each urban renewal district that receives property tax revenue include a “maximum indebtedness” limit in their urban renewal plan. “Maximum indebtedness” is a required spending cap for all property tax expenditures over a period of time. “Maximum indebtedness” is not a legal debt limit. It is more like a spending limit. Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

The Riverfront District has a “maximum indebtedness” limit of \$34.8 million. This \$34.8 million figure represents the amount that the Riverfront District may cumulatively spend in certain tax increment revenues starting in 2004. As of June 2013, the Riverfront District has spent or committed approximately \$6.5 million of that amount, which leaves about \$28.3 million left uncommitted and unspent. Therefore, the Riverfront District has not yet fully paid the principal and interest on the maximum indebtedness authorized in the plan.

14. If the answer to #13 is yes, has the Lane Co. Tax Assessor been notified, pursuant to ORS457.450 (2) and (3), so that all unexpended money's in the RURD fund balance can be turned over to the Lane Co. Treasurer and prorated by the Treasurer back to the taxing districts?

Not applicable as the answer to #13 is no.

Outstanding Budget Committee Question: If the Riverfront Urban Renewal District were to be "unsetted", how much of the FY14 fund balance of \$6.7 mil would be prorated back to the City by the Lane Co. Treasurer?

The Agency would have to determine how much of the \$6.7 million came from tax increment funds. Once that determination is made, the tax increment funds would be turned over to the Lane County Treasurer and returned to the overlapping taxing districts. The City of Eugene would receive approximately 39% of the returned funds for the General Fund and 7% of the returned funds for the G.O. Bond Fund. Any non-increment funds would be retained by the City.