

City of San Leandro Redevelopment Agency



FY 2010-11 BUDGET

Overview



Three Redevelopment Project Areas:

- Plaza
- Joint (City of San Leandro & Alameda County)
- West San Leandro/MacArthur Blvd.

Housing Set Aside (20% of Tax Increment)

2009-10 and 2010-11 SERAF



SERAF obligations resulted from the State's 2009-10 budget crisis:

Project Area	2009/10	2010/11	Total
Plaza	\$ 1,080,449	\$ 0	\$ 1,080,449
Joint Project Area ¹	1,320,804	0	1,320,804
West San Leandro/MacArthur ²	<u>1,854,612</u>	<u>874,661</u>	<u>2,729,273</u>
Total	\$ 4,255,865	\$ 874,661	\$ 5,130,526

¹ Excludes County share.

² Includes loans of \$1,117,185 to Joint Project Area for both years and \$233,116 to Plaza for 2010-11.

Plaza Project Area 2010-11 Budget Overview

(in thousands)

Operating Revenue	\$2,367
Less Operating Expenditures	<u>(2,400)</u>
Net Revenue/(Expenditures)*	(33)
Est. Beginning Cash 7-1-10	2,462
Less Obligations (THS & Downtown)	<u>(1,352)</u>
Projected Ending Cash 6-30-11	\$1,077

* \$48,000 for Chamber lease agreement to be reimbursed by bond funds.

2010-11 Plaza Expenditures

(in thousands)



■ Administration		\$276
■ Salaries	66	
■ Services & Supplies	129	
■ Other	81	
■ Commercial Façade Improvement Pgm		50
■ Chamber Lease Agreement		48
■ Pass Thru Agreements		32
■ Maintenance & Security		83
■ Debt		<u>1,911</u>
	Total	\$2,400

2010-11 Major Plaza Projects & Programs

- Downtown Wayfinding Gateway/Entrance Signs
- Town Hall Square Development Planning
- Commercial Façade Improvement Program
- Business Attraction & Retention



2010-11 Plaza CIP Obligations

(in thousands)

- Town Hall Square \$1,000
- Chamber Office Condo (Garage) 352
- TOTAL \$1,352



Outstanding Debt - Plaza

(in thousands)



General Fund Loan	\$2,299
2002 Bonds	<u>13,565</u>
	\$15,864

Note: General Fund loan as of 7-1-10 principal due, excludes interest

Joint Project Area 2010-11 Budget Overview

(in thousands)

Operating Revenue	\$3,198
Less Operating Expenditures	<u>(3,105)</u>
Net Revenue/(Expenditures)	93
Est. Beginning Cash 7-1-10	11,607
Less Obligations	<u>(11,583)</u>
Projected Ending Cash 6-3-11	\$117

2010-11 Joint Expenditures

(in thousands)



■ Administration		\$589
■ Salaries	329	
■ Services & Supplies	176	
■ Other	84	
■ Developer Agreements		95
■ Legal Services		40
■ Debt (GF Loan, COPs, TABs)		<u>2,381</u>
	Total	\$3,105

2010-11 Major Joint Projects & Programs



- Downtown Wayfinding Gateway/Entrance Signs
- Farmers' Market
- Estudillo/Callan Garage Constr.
- Mixed-Use Developments
 - 1550 East 14th Street
 - Washington/Parrott
- Bayfair Development Parcel
- Business Retention & Attraction



2010-11 Joint CIP Obligations


(in thousands)

■ Parking Garage	\$10,400
■ Senior Center	150
■ East 14 th , Hesperian “Triangle”	623
■ SLUSD, Bayfair Payments	<u>410</u>
■ TOTAL	\$11,583



Outstanding Debt - Joint

(in thousands)



General Fund Loan	\$2,134
2001 Bonds	3,930
2008 Bonds	27,205
Bayfair Agreement	700
GM/Ford/Suzuki OPA's	2,449
Loan from West San Leandro	2,475
SLUSD – 9 th Grade Campus	<u>1,308</u>
	\$40,201

Note: General Fund loan as of 7-1-10 principal due, excludes interest

West SL/MacArthur Project Area

2010-11 Budget Overview

(in thousands)

Operating Revenue	\$3,305
Less Expenditures	<u>(3,131)</u>
Net Revenue/(Expenditures)	174
Est. Beginning Cash 7-1-10	465
Less Obligations	<u>(0)</u>
Projected Ending Cash 6-30-11	\$639

2010-11 West SL/MacArthur Expenditures

(in thousands)



■ Administration		\$640
■ Salaries	337	
■ Services & Supplies	186	
■ Other	117	
■ Commercial Façade Improvement Program		50
■ Industrial Competitiveness Program		100
■ Pass Thru Agreements		823
■ SERAF		875
■ CIP Carry-Over (Eden, MacArthur, Doolittle)		232
■ Debt		<u>411</u>
	Total	\$3,131

2010-11 Major West SL Projects & Programs



- Commercial Façade Improvement Program
- Industrial Competitiveness Program
- East Bay Green Corridor
- Business Retention & Attraction

2010-11 West San Leandro/MacArthur Boulevard Unfunded CIP

(in thousands)



- Eden Road \$1,500 - 2,000
- MacArthur Boulevard Phase II 1,300
- Marina Boulevard Streetscape unknown
- Doolittle Phase III unknown

Outstanding Debt – West SL

(in thousands)



2004 Bonds

\$5,305


Housing Set Aside 2010-11 Budget Overview

(in thousands)

Operating Revenue	\$2,631
Less Expenditures	<u>(1,724)</u>
Net Revenue/(Expenditures)	907
Est. Beginning Resources 7-1-10	1,017
Less Obligations	<u>(0)</u>
Proj. Ending Resources 6-30-11	\$1,924

2010-11 Housing Expenditures

(in thousands)



■ Administration		\$559
■ Salaries	378	
■ Services & Supplies	62	
■ Other	119	
■ Single Family Housing Rehab		600
■ First Time Homebuyer Program		355
■ Other Housing Services		101
■ HUD Debt		<u>109</u>
	Total	\$1,724

2010-11 Major Housing Projects & Programs



- Support & Encourage Affordable Housing Development
- First Time Homebuyer Program
- Single Family Rehab Program

2010-11 Housing Obligations and Debt

(in thousands)



Obligations

- Agency-approved \$9.1m loan to BRIDGE Housing for the Alameda

Outstanding Debt

- HUD Section 108 Loan \$622

Cash vs.

Cash Balance exceeds fund balance by \$15.4m due to:

- \$11.4m in unfinished CIP projects

Cash Balance exceeds fund balance by \$5.3m due to:

- \$5.1 for GF/WSL loans

Fund	Beginning Fund Balance	Change	Change	Ending Fund Balance
Plaza	\$1,215	2,367	\$(2,400)	\$1,182
Joint	(4,308)	3,198	(3,516)	(4,626)
West San Leandro /MacArthur	4,566	3,305	(2,898)	4,973
Low/Mod Housing	1,024	2,631	(1,724)	1,931
RDA Debt	4,145	4,640	(4,626)	4,159
Total	\$6,642	\$16,141	\$15,164	\$7,619

Questions and Answers



2010-11 Redevelopment Agency Personnel Summary 8.5 FTE's



Office of Business Development	4.48
Housing Division	2.84
Street Maintenance	0.50
Community Development Director	0.40
Planning Division	0.20
Environmental Services	<u>0.05</u>
	8.47

LINKS BUDGET

26

Revenue:

Business Improvement District	130,000
LIFELINE Grant	<u>210,000</u>
Subtotal Revenue	340,000

Expenditures:

Transportation	280,000
Administration	45,000
Consulting & Marketing	8,920
Contingency	<u>6,000</u>
Subtotal Expenditures	339,920