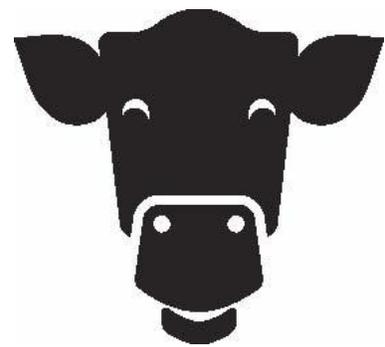


TILLAMOOK URBAN RENEWAL AGENCY

BUDGET FOR FISCAL YEAR 2015-2016



TILLAMOOK URBAN RENEWAL AGENCY
210 Laurel Avenue
Tillamook OR 97141

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Tillamook Urban Renewal Agency

2015-2016 Budget

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The Dairylands
Tillamook, OR

**Tillamook Urban Renewal Agency
Budget Committee
FY 2015-2016**

Board of Directors

Chair Ruth LaFrance
7730 Trask River Road
Tillamook OR 97141

Vice Chair Doug Henson
1130 Meadow Avenue
Tillamook OR 97141

Alene Allen
1102 5th Street
Tillamook OR 97141

Cheryl Davy
2406 8th Street
Tillamook OR 97141

Dave Schrom
PO Box 41
Netarts OR 97143

Carolyn Decker
255 Bluebird Lane
Tillamook OR 97141

Suzanne Weber
314 Miller Avenue
Tillamook OR 97141

Budget Committee

Sheryl Pingel (2014-2017)
2418 8th Street
Tillamook OR 97141

Justin Aufdermauer (2012-2015)
4205 Filbert Ave
Tillamook OR 97141

Pat Kehr (2013-2016)
303 Miller Ave
Tillamook OR 97141

Jorge Rios (2013-2016)
1207 2nd Street
Tillamook OR 97141

Adam Schwend (2014-2017)
PO Box 1315
Manzanita OR 97130

Steve Fladstol (2014-2017)
3409 Alder Lane
Tillamook OR 97141

Teri Fladstol (2014-2017)
3409 Alder Lane
Tillamook OR 97141

Staff:

TURA Administrator – Paul Wyntergreen
Executive Assistant – Debbi Reeves



**TILLAMOOK URBAN RENEWAL AGENCY
Budget Meeting Public Notice and Agenda**

April 27, 2015 - 5:30 PM

Tillamook City Hall – 210 Laurel Avenue – Tillamook Oregon 97141

- 1. CALL TO ORDER, ROLL CALL and INTRODUCTIONS**
- 2. ELECTION OF OFFICERS:**
 - ~ Budget Chair
 - ~ Budget Vice Chair
 - ~ Budget Secretary
- 3. APPROVAL OF BUDGET COMMITTEE MINUTES FROM MAY 12, 2014**
- 4. BUDGET MESSAGE - TURA Administrator Paul Wyntergreen**
- 5. REVIEW BUDGET DOCUMENTS FOR FISCAL YEAR 2015-2016**
- 6. RECOMMEND APPROVAL OF 2015-2016 TURA BUDGET TO BOARD OF DIRECTORS**
- 7. ADJOURNMENT**

This is a public meeting per ORS Chapter 192. The Board reserves the right to adjourn into Executive Session per ORS 192.660. The meeting location is accessible to persons with disabilities. Please contact the office of the City Manager at 503-842-2472 should special accommodations be required for citizens with visual or hearing impairment. Persons with hearing impairments may contact the Oregon Relay Service at 1-800-648-3458 (TTY) OR 1-800-848-4442 (VOICE). Se anima a los ciudadanos que tengan interés en el tema (s) del orden del día para asistir a esta reunión es una reunión pública por Estatutos Revisados de Oregon 192, con el testimonio público permitiéndolo, una vez reconocido por el Presidente del Comité. El comité anteriormente se reserva el derecho celebrar una sesión ejecutiva por los Estatutos Revisados de Oregon Capítulo 192.660. El Ayuntamiento es accesible a discapacitados. Por favor, póngase en contacto con la oficina del administrador de la ciudad deben ser adaptaciones especiales requerida. Los ciudadanos con impedimentos visuales o manuales pueden comunicarse con el Servicio de Retransmisión de Oregon llamando al 1-800-648-3458 (TTY) or 1-800-848-4442 (VOZ).

Posted :April 15, 2015 * Website: www.tillamookor.gov/urban-renewal * Tillamook City Hall *

Tillamook Urban Renewal Agency - 210 Laurel Avenue - Tillamook, OR 97141

FY 2014-2015 BUDGET COMMITTEE MEETING

May 12, 2014

5:00 P.M.

Budget Committee Members present:

Interim TURA Chairman Carolyn Decker
TURA Vice-Chair Ruth LaFrance
TURA Board Director Alene Allen
TURA Board Director Dave Schrom
TURA Board Director Suzanne Weber
TURA Board Councilor Doug Henson
TURA Board Councilor Cheryl Davy
Budget Committee Member Sheryl Pingel
Budget Committee Member Pat Kehr
Budget Committee Member Justin Aufdermauer
Budget Committee Member Adam Schwend
Budget Committee Member Steve Fladstol
Budget Committee Member Teri Fladstol

Budget Committee Members Absent:

Budget Committee Member Jorge Rios

Staff Present:

City Manager/Budget Officer Paul Wyntergreen
Executive Assistant Debbi Reeves

CALL TO ORDER:

Interim TURA Chairman Carolyn Decker called the meeting of the TURA Budget Committee to order at 5:00 P.M. to discuss and approve the proposed budget for FY 2014-2015. When introductions were complete, **Chair Decker** noted election of officers would be the first agenda item.

ELECTION OF OFFICERS:

Carolyn Decker made a motion to nominate **Doug Henson** as Budget Chairman. **Ruth LaFrance** seconded the nomination. There were no other nominations. Ayes were received from all committee members. **Budget Chair Henson** took over the meeting.

Ruth LaFrance nominated **Sheryl Pingel** as Budget Vice Chairman. The nomination was seconded by **Carolyn Decker**. With no further nomination, **Budget Chairman Henson** called for the vote. Ayes were received by all committee members.

Suzanne Weber nominated **Teri Fladstol** as Budget Secretary. The nomination was seconded by **Ruth LaFrance**. There were no further nominations, **Budget Chairman Henson** closed the nominations and the vote was called for. Ayes were received by all committee members.

APPROVAL OF BUDGET COMMITTEE MINUTES FROM APRIL 23, 2013:

Budget Chair Henson made a motion to approve the minutes from April 23, 2013 as written. **Alene Allen** seconded the motion. The motion passed unanimously.

BUDGET MESSAGE:

Budget Chair Henson turned the meeting over to **Budget Officer Paul Wyntergreen**. **P. Wyntergreen** went over the Budget Message explaining the urban renewal budget process, budget forms, Tax Increment Financing (TIF), and General Fund (GF) accounts. He commented on the list of priority projects in the messages. There were comments and discussion of projects for the fiscal year. **P. Wyntergreen** spoke about the refund from the county on the 3rd Street Improvement project, which is still a possibility. He then went over Materials and Services changes, specifically pointing out the change in the accounting line. **D. Reeves** will be taking over the monthly financial accounting for the agency. **P. Wyntergreen** stated the unappropriated ending fund balance is set at 10%. **R. LaFrance** commented on the Diamonds In The Rough grant that was applied for. **Budget Chair Henson** spoke about the TURA goals and non-prioritized projects.

BUDGET REVIEW FOR FY 2014-2015:

P. Wyntergreen went over the budget forms and commented on the changed lines. He noted the figures are still conservative as we are still waiting to see the financial impact from the substantial amendment completed in 2012. The committee went over the TIF and GF transfers and other lines of the GF resources. There was discussion about resources, expenditures, accounting services, and financial services. **R. LaFrance** spoke about the upcoming city branding and bookkeeping.

P. Wyntergreen noted the budget committee makes a recommendation to the TURA board for approval of the budget.

D. Schrom spoke about consulting services. **C. Decker** commented on accounting fees. **A. Schwend** noted funds could be moved from consulting to financial services.

There was discussion regarding the foreclosure on the IOOF Building.

BUSINESS ACTION ITEMS:

Sheryl Pingel made a motion to accept the 2014-2015 TURA budget as presented. **Teri Fladstol** seconded the motion. There was no further discussion. **Budget Chair Henson** called for the vote and the motion passed unanimously.

With no further business to the good of the order, **Budget Chairman Henson** adjourned the meeting at 5:35 p.m.

Reviewed by:

Teri Fladstol
Budget Committee Secretary

Prepared by:
Debbi Reeves
Executive Assistant

DRAFT

Tillamook Urban Renewal Agency 2015-2016 Budget Message

An urban renewal agency seeks to leverage the future in its early stages. TURA has received tax revenues for 8 years and has been providing assistance since 2009. As the years continue, Tillamook Urban Renewal Agency has expanded activities in the district and requests for TURA assistance have increased as anticipated.

The Agency has been working towards the goals and objectives of the Plan with projects that improve the living conditions for community members and revitalize properties within the district boundaries. The Plan contains six goals for the Agency to focus on and projects implemented thus far have remained true to those goals. (See Appendix)

In 2012, TURA did a substantial plan amendment, which affected tax revenue projections for the agency. We are still dealing with the amendment, which did not assume loss of taxable property from the district. For 2015-2016, we are still being conservative with anticipated tax revenue estimates. We anticipate some increase in tax revenues from the newly completed S&R Auto shop and possibly the new NAPA Auto store currently in construction. The Agency has approximately 18 years left in its 25-year plan, as the 2012 substantial amendment extended the approximate life of the Agency to 2033.

Cash carry-over is higher this year as the agency finally received a refund from the 3rd Street Project of \$245,438. A portion of these funds have been loaned to Pelican Brewing Company for purchase of land for an upcoming expansion of their facility here in Tillamook.

Materials and Services remain steady with slight increases as necessary. Bond insurance was pre-paid for 3 years in 2014 so we have not included an amount for this year. The General Fund Unappropriated Ending Fund Balance is set at 10%, as in previous years.

In Capital Outlay lines, we have added anticipated funds from a new loan for \$1 million. We are currently getting proposals from several local financial institutions. The proposals will also include a consolidation of all existing debt.

The ODOT Hwy 101/US 6 Intersection project is scheduled to begin demolition and some construction in 2015-2016. While the Agency looks forward to new projects in 2015-2016, we need to keep in mind the ODOT project could have an impact to Agency funds and projects in the town center area. The Board of Directors approved a priority project list for upcoming years, which included not only the regular grant and loan opportunities, but also includes sidewalk repairs, parking, city gateways, murals, visitor signage, underground utilities, assistance with projects related to the ODOT Intersection project, Hadley Ball Fields, and the Holden Creek project. TURA's focus is still in the town center area and the 2nd Street Pilot Project area.

The following projects carried over from Fiscal Year 2014-2015, are:

- 1) The Hoquarton Historical and Interpretive Center project continues with Phase 2 and an additional commitment of \$25,000. Some of this money has been expended and it could potentially be paid out in full by July 1st. Funds come from an established line of credit.
- 2) The 2nd Street Pilot project continues with an approximate line balance of \$285,000. The 2nd Street Alley Gate is a part of this pilot project and approximately \$20,000 is expected to be paid out prior to July 1st, which will leave roughly \$265,000 for the pilot project in 2015-2016. The 2nd Street Plaza project is a part of the pilot project also. Funds to assist ODOT on this will also come from an established line of credit.
- 3) The Coliseum Theater project has approximately \$24,000 left to pay out on their renovations, which could be paid out prior to July 1st.
- 4) The bike and skateboard facility at Goodspeed Park, which was committed for fiscal years 2014-15 and 2015-16 in the total amount of \$160,000 will most likely be paid out in 2015-16.
- 5) We anticipate the matching grant funds for the Sue H. Elmore Park of \$10,000 and the Crosstown Connections project for \$50,000 to be paid out in 2015-16.

RESOURCES AND REQUIREMENTS

DRAFT

Tax Increment Financing (TIF)

(Fund)

Tillamook Urban Renewal District

	Historical Data			DESCRIPTION RESOURCES AND REQUIREMENTS	Budget for Next Year 2015-2016			
	Actual		Adopted Budget This Year 2014-2015		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2012-2013	First Preceding Year 2013-2014						
				RESOURCES				
				Beginning Fund Balance:				
1	165,249	272,231	201,000	1 Cash on hand (cash basis)	109,772			1
2	13,230	14,443	12,000	2 Previously levied taxes to be received	12,000			2
3	0	0	0	3 Earnings from temporary investments	0			3
4	0	0	0	4 Transferred from other funds	0			4
5	1,146	1,606	500	5 Interest Earned	1,800			5
6	0	0	0	6 Other Revenues - Debt Consolidation	1,700,000			6
7				7				7
8				8				8
9	179,625	288,280	213,500	9 Total Resources, except taxes to be levied	1,823,572	0	0	9
10			230,000	10 Taxes estimated to be received	263,000			10
11	231,767	227,384		11 Taxes collected in year levied				11
12	411,392	515,664	443,500	12 TOTAL RESOURCES	2,086,572	0	0	12
				REQUIREMENTS				
1	0	167,920	200,495	1 Debt Service	1,757,000			1
2	0	0	0	2 Short Term Loan Repayment	0			2
3	125	127	1,500	3 Bank & Loan Fees	150			3
4	50,000	136,627	241,505	4 Transfer out to General Fund	329,422			4
5				5				5
6				6				6
7				7				7
8				8				8
9				9				9
10				10				10
11				11				11
12				12				12
13				13				13
14				14				14
15				15 Reserve for Future Debt Service (Restricted)				15
16	361,267	210,990	0	16. UNAPPROPRIATED ENDING FUND BALANCE	0	0	0	16
17	411,392	515,664	443,500	17. TOTAL REQUIREMENTS	2,086,572	0	0	17

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2015-2016			
	Actual		Adopted Budget This Year 2014-2015		Proposed By Budget Officer	Approved By Budget Committee	Budget Adopted By Governing Body	
	Second Preceding Year 2012-2013	First Preceding Year 2013-2014						
				Beginning Fund Balance:				
1	229,541	112,131	44,000	1 Available cash on hand* (cash basis)	328,107			1
2	491	73	200	2 Interest Investment Earnings	600			2
3	10,000	30,426	29,016	3 Long Term Loan Repayment (to Agency)	43,150			3
4	0	0	1,000	4 Late Charges and Fees	1,000			4
5	0	14,989	200000	5 Deposit Refund	0			5
6				6				4
7				7				6
8				8				7
9				9				8
10				10				9
11				11				10
12				12				11
13				13 OTHER RESOURCES				12
14	0	0	20,000	14 Grants and Donations	20,000			13
15	0	0	300,000	15 Obligated Loan Proceeds (2nd Street)	261,750			14
16	1,552,813	98,280	200,000	16 Future Loan Proceeds	1,041,750			15
17	0	0	0	17 Short Term Loan	0			16
18	50,000	136,627	241,505	18 Transfer in from TIF	329,422			17
19				19				18
20				20				19
21				21				20
22				22				21
23				23				22
24				24				23
25				25				24
26				26				25
27				27				26
28				28				27
29				29				28
30				30				29
31				31				30
32				32				31
33	1,842,845	392,526	1,035,721	33 TOTAL RESOURCES	2,025,779	0	0	32

*Includes Unappropriated Balance Budgeted Last Year

DETAILED EXPENDITURES

DRAFT

FORM
LB-31

General Fund
(Name of Organizational Unit - Fund)

Tillamook Urban Renewal Agency

1	Historical Data			EXPENDITURE DESCRIPTION	Number of Employees	Range*	Budget for Next Year 2015-2016			1
	Actual		Adopted Budget This Year 2014-2015				Proposed by Budget Officer	Approved by Budget Committee	Adopted by Governing Body	
	Second Preceding Year 2012-2013	First Preceding Year 2013-2014								
1				1	Materials & Services					1
2	196	143	200	2	Bank Fees		200			2
3	44,553	44,053	45,700	3	IGA Services		48,000			3
4	10,503	12,176	15,000	4	Legal Services		15,000			4
5	939	1,034	2,000	5	Advertising/Publications Notices		2,000			5
6	426	758	1,000	6	Agency/Community Meeting Expense		1,000			6
7	1,182	400	1,500	7	Office Supply		1,500			7
8	0	0	200	8	Postage		200			8
9	80	0	15,000	9	Consulting Fees/ Professional Services		19,000			9
10	14,590	14,285	5,000	10	Financial/Audit Services		6,500			10
11	600	0	2,000	11	Engineering/Architect Services (move to Professional Services)		0			11
12	0	0	2,000	12	Design/Environmental Studies (move to Professional Services)		0			12
13	466	38	100	13	Internet Web Services		100			13
14	0	1,702	2,000	14	Conference and Education		2,500			14
15	964	0	1,000	15	Appraisals and Inspections		1,000			15
16	800	315	0	16	Agency Loan Fees (i.e. recording, title reports)		100			16
17	573	483	500	17	Insurance (pre-paid 3 years in 2015)		0			17
18	0	0	2,000	18	Other Types of Expense		2,000			18
19				19						19
20	75,872	75,387	95,200	20	Sub Total Materials & Services		99,100	0	0	20
21				21						21
22				22	Capital Outlay					22
23	23,910	600	100,000	23	Agency Façade Loan & Grants		100,000			23
24	0	8,329	300,000	24	Streetscape & Neighborhood Beautification Projects (2nd Street & Sidewalks)		311,750			24
25	0	0	0	25	Land Property Purchase Development		0			25
26	167,156	258,607	407,521	26	Reserved Agency Approved Project (including new \$1M loan)		1,243,429	\$160K bike sk8, \$75K signage		26
27	0	0	40,000	27	Grants & Donations (to Agency)		20,000			27
28	0	0	1,000	28	Loan Interest Paid		0			28
29	0	171	0	29	Project Fees		1,500			29
30	1,552,813	0	0	30	Special Payments - Loans, Grants, AV Producing		0			30
31				31	Match Commitments		60,000	\$10K SHE, \$50K Crosstown		31
32	1,743,879	267,707	848,521	32	Sub-Total Capital Outlay		1,736,679	0	0	32
33	0	0	0	33	Transfer to TIF account		0			33
34				34						34
35	1,819,751	343,094	943,721	35	TOTAL EXPENDITURES					35
36	23,094	49,432	92,000	36	UNAPPROPRIATED ENDING FUND BALANCE 10% (restricted)		190,000			36
37	1,842,845	392,526	1,035,721	37	TOTAL RESOURCES		2,025,779	0	0	37



The Dairylands

Tillamook, OR

PUBLIC NOTICE

Tillamook Urban Renewal Agency

A NOTICE OF BUDGET COMMITTEE MEETING

A public meeting of the Budget Committee of the **Tillamook Urban Renewal Agency, Tillamook County**, State of Oregon, to discuss the budget for the fiscal year **July 1, 2015 to June 30, 2016**, will be held at **Tillamook City Hall 210 Laurel Avenue Tillamook Oregon**. The meeting will take place on **April 27, 2015** at **5:30 P.M.**

The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget.

This is a public meeting where deliberation of the Budget Committee will take place. Any person may appear at the meeting and discuss the proposed programs with the Budget Committee.

A copy of the budget document may be inspected or obtained on or after **April 24, 2015** at **City Hall, 210 Laurel Avenue, Tillamook Oregon**, between the hours of **8:00 A.M.** and **4:00 P.M.** A copy of the budget documents will also be available on the City of Tillamook website at www.tillamookor.gov.

City of Tillamook
Budget Calendar
Fiscal Year 2015/2016

	BUDGET COMMITTEE	URBAN RENEWAL BUDGET COMMITTEE
<u>PREPARING THE BUDGET</u>		
<u>1. BUDGET OFFICER APPOINTED.</u> Each local government must have a budget officer, either appointed by the governing body or designated in the local government's charter. The budget officer is under the supervision of either the executive officer or the governing body.	Paul Wyntergreen	
Council to appoint budget committee members.	April 6, 2015	
Council to set two budget committee meeting dates for both budgets.	#1) April 27, 2015 #2) May 11, 2015	
<u>2. PROPOSED BUDGET PREPARED.</u> The budget officer is responsible for preparing or supervising the preparation of the proposed budget for presentation to the budget committee and to be available to the public.	April 24, 2015	
<u>APPROVING THE BUDGET</u>		
<u>3. BUDGET OFFICER PUBLISHES NOTICE.</u> When the proposed budget and the budget message are ready, the budget officer publishes a "Notice of Budget Committee Meeting." It must be published at least twice, 5 to 30 days before the scheduled budget committee meeting date, separated by at least 5 days.	Website Notice - April 17, 2015 Published Notice - April 22, 2015 (submit to newspaper by April 17)	
Prepare budget committee packets for pickup.	April 23, 2015	
<u>4. BUDGET COMMITTEE MEETS.</u> At least one meeting must be held to 1) receive the budget message and budget document, and 2) hear the public. The budget officer provides a copy of the proposed budget to each member of the budget committee. The copies may be distributed at the advertised meeting. When the budget is given to the budget committee, it becomes a public record and must be made available to the public.	1) April 27, 2015 2) May 11, 2015	
<u>5. COMMITTEE APPROVES BUDGET.</u> When the budget committee is satisfied with the proposed budget, including any additions to or deletions from the one prepared by the budget officer, the budget is approved.	April 27, 2015 or May 11, 2015	
<u>ADVERTISING AND HOLDING HEARINGS</u>		
<u>6. BUDGET SUMMARY AND NOTICE OF BUDGET HEARING PUBLISHED.</u> The budget officer must publish a summary of the budget approved by the budget committee and notice of budget hearing 5 to 30 days before the scheduled hearing. A second notice of budget hearing must be published, but need not contain the summarized financial information. It should briefly repeat significant information about the scheduled budget hearing, and indicate where the complete budget document is available for inspection.	Submit to newspaper before May 15th at noon for publication on May 20, 2015 (publish once at least 5 days prior, but not more than 30 days prior to meeting date)	
<u>7. BUDGET HEARING HELD.</u> After the budget is approved, a budget hearing must be held by the governing body. The budget hearing must be held by the governing body on the date specified on the public notices. The purpose of the hearing is to receive citizen's testimony on the budget. Additional hearings may be held, and all hearings are open to the public.	June 15, 2015 @ 7:00 p.m.	June 10, 2015 @ 5:30 p.m.
<u>ADOPTING THE BUDGET</u>		
<u>8. BUDGET ADOPTED, APPROPRIATIONS MADE, TAX LEVY DECLARED AND CATEGORIZED.</u> By law the governing body may make changes in the approved budget before or after it is adopted, but no later than the beginning of the fiscal year to which the budget relates. After the budget hearing, the governing body adopts the budget. It should not be formally adopted until the latter part of June so last-minute revisions can be incorporated.	Adoption June 15, 2015 7:00 p.m.	UR Adoption June 10, 2015 5:30 p.m.
1. The governing body must enact a resolution to formally adopt the budget.	Resol. #	Resol. #
2. The governing body must enact a resolution to make appropriations.	Resol. #	Resol. #
3. The governing body must enact a resolution to levy & categorize any tax.	Resol. #	Resol. #
<u>9. BUDGET FILED AND LEVY CERTIFIED.</u>		
1. Districts levying a property tax must submit to the county assessor's office on or before July 15: 2 copies of notice of levy and the categorization certification, and two copies of the four resolutions. At the same time, one copy of the complete budget should go to the county clerk.	File July 1, 2015	UR - File July 1, 2015

Appendix

Goal One:

Promote private development to increase the City's economic base.

Objectives:

- *Improve the ratio of profitable business to residential growth within the City and immediate area surrounding the district.*
- *Improve streets, streetscapes, parks, and public buildings and spaces to enhance investment and development of existing commercial areas within the City and district.*
- *Assist property owners in rehabilitating existing buildings and property to accommodate more profitable and alluring commercial businesses.*
- *Increase the number of family wage jobs within the district.*
- *Help create economic vitality by promoting and creating activities and encouraging uses that bring a significant amount of new business activity and new people into the downtown area.*
- *Support and assist in implementing the City's Comprehensive & Town Center Plans.*

Goal Two:

Improve and retain existing profitable businesses.

Objectives:

- *Entice private investments in new development and redevelopment in the commercial area of the district.*
- *Encourage retention and expansion of profitable businesses within the commercial areas of the district.*
- *Support and assist in implementing the City's Comprehensive and Town Center plans.*

Goal Three:

Provide efficient, safe, and effective streets, streetscapes and open spaces.

Objectives:

- *Enhance streetscapes by installing street lighting, street furniture, banners, planters, and other amenities.*
- *Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of the Plan.*
- *Construct new streets to provide connectivity and encourage private investment.*
- *Address and improve pedestrian safety on Main and Pacific Avenues.*
- *Improve pedestrian and bicycle access to and through the renewal area.*
- *Create pedestrian spaces that are attractive areas for residents and employees that stimulate economic activity and enhance livability.*
- *Construct or reconstruct utilities (including electrical, water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.*

Goal Four:

Maintain, remodel, and construct public parks and open spaces, public facilities and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area.

Objectives:

- *Evaluate the adequacy of public facilities serving the renewal area.*
- *Repair, improve, or construct new public facilities to enable appropriate service within the renewal area.*
- *Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.*
- *Improve or construct public parking facilities to support profitable business and activities in the area.*

Goal Five:

Upgrade and repair existing buildings within the renewal area.

Objectives:

- *Improve the appearance of existing buildings in order to enhance the overall aesthetics of the renewal plan.*
- *Repair and improve existing historical buildings for architectural continuity and a revitalized appearance.*
- *Improve the safety of older buildings in regards to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities by repairing or upgrading existing buildings to current code.*
- *Promote the redevelopment of existing buildings and areas that are inconsistent with the goals and objectives of this Plan in manners that benefit the entire economic development effort and the property owners.*

Goal Six:

Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the City.

Objectives:

- *Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market rate rental and owner-occupied housing which support prospective residential markets in, adjacent to, and near the area.*
- *Provide assistance to help maintain and assist in the rehabilitation of the stock of existing housing in the renewal area.*
- *Assist in the development of quality housing for a range of household incomes that are representative of the City as a whole.*
- *Rehabilitate existing housing stock.*