



LEMOORE
CALIFORNIA

Proposed

Lemoore Redevelopment Agency
ANNUAL BUDGET
FISCAL YEAR 2008 – 2009



Blight Eradication in Action

2008 Curbside Clean-up Program

**LEMOORE REDEVELOPMENT AGENCY
SUMMARY OF AVAILABLE BALANCES
2007-2008**

SOURCE	ACTUAL BALANCE 07/01/2007	ESTIMATED REVENUE 2007-2008	TRANSFERS IN	TRANSFERS OUT	ESTIMATED EXPENSES 2007-2008	ESTIMATED BALANCE 07/01/2008
Admin. Fund	5,707,885	6,135,447	161,821	2,404,956	3,345,951	6,254,246
Debt Service Fund	(701,383)	0	2,853,567	0	2,152,184	0
L/M Housing Fund	3,691,271	1,618,664	0	720,349	826,500	3,763,086
Capital Project Fund	6,250,912	203,691	0	0	364,191	6,090,412
Pass-Thru Agree-H.S.	42,918	1,628	39,904	0	0	84,450
Pass-Thru Agree-Elem	223,298	8,468	70,013	0	0	301,779
TOTAL	15,214,901	7,967,898	3,125,305	3,125,305	6,688,826	16,493,973

**SUMMARY OF AVAILABLE BALANCES
2008-2009**

SOURCE	ESTIMATED BALANCE 07/01/2008	ESTIMATED REVENUE 2008-2009	ESTIMATED TRANSFERS IN	ESTIMATED TRANSFERS OUT	ESTIMATED EXPENSES 2008-2009	ESTIMATED BALANCE 06/30/2009
Admin. Fund	6,254,246	6,387,965	161,821	2,150,073	3,575,586	7,078,373
Debt Service Fund	0	0	2,290,841	0	2,285,841	5,000
L/M Housing Fund	3,763,086	2,165,128	0	431,261	4,735,000	761,953
Capital Project Fund	6,090,412	410,000	0	0	3,925,000	2,575,412
Pass-Thru Agree-H.S.	84,450	2,000	48,157	0	0	134,607
Pass-Thru Agree-Elem	301,779	8,500	80,515	0	0	390,794
TOTAL	16,493,973	8,973,593	2,581,334	2,581,334	14,521,427	10,946,139

The function of the Administration Fund is to consolidate budget appropriations for Agency expenses not assigned to specific capital projects. In addition to reimbursing the City for staff time and the City Attorney's time devoted to Agency matters, this fund also supports the activities of outside agencies that contribute to our redevelopment and economic development activities (i.e. Kings County Economic Development Corp. (KEDC), California Association for Local Economic Development (CALED), California Redevelopment Association (CRA), Lemoore Chamber of Commerce and the Downtown Coordinator).

COMMENTARY

Administration overhead remains budgeted at \$809,104 and reflects the amount of City staff time necessary to support the Redevelopment Agency (as per the adopted cost allocation plan) and the goals of the Five-Year Implementation Plan. Funding in the amount of \$15,000 is allocated for meetings, seminars, conferences and training associated with low-mod housing programs, blight reduction, economic development and redevelopment activities.

Marketing and outreach are fundamental for the success of our redevelopment and economic development projects and programs. An extra \$5,200 is budgeted for Kings County Economic Development Corporation and funds have been carried-over once again for the retail attraction study. The study will be a useful recruitment tool; however, we are still waiting for the outcome of the proposed Wal-Mart project. It is believed that Wal-Mart may have a significant effect on the types of businesses that will be attracted to the area and part of the study identifies specific businesses to target for marketing efforts. Marketing and outreach funds have been carried-over as well.

During last fiscal year, the Chamber received a one-time \$11,000 augmentation to their five-year agreement to install historical markers in Downtown. The amount budgeted for FY 2008-2009 reflects the original year's agreed upon amount of \$48,000.

The Curbside Clean-up Program was recently implemented in an effort to reduce the amount of blight in the community and to assist families who do not have the means to haul away their refuse. The Program was successful in that it removed 364 tons of refuse and 767 tires from the community. Mixed reviews were received. Some folks loved it, while others did not like scavengers digging through the rubbish. The City and RDA split the cost of the Program 56 percent and 44 percent respectively since the RDA encompasses 44 percent of the community.

Another item that needs noting is the business loan guaranty that the Board approved in the amount of \$450,000. The Summary of Available Balances in the Administrative Fund for 2008-2009 reflects an estimated ending balance on June 30, 2009 of over \$1.7 million, which will easily cover the loan guaranty, if and when it is needed.

Finally, the budget also identifies the pass through amounts to Kings County, Lemoore High School and Lemoore Elementary School.

REVENUE #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED REVENUES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
3850	Interest Earnings	110,000	125,541	125,000	
3865	Sale of Property	200,000	0	0	
3879	Reimburs/Grants	70,000	0	0	
3885	Loan Payments - Notes Receivable (principal only)	90,000	170,348	138,888	
3980	Tax Increment	5,876,249	5,839,558	6,124,077	
	Subtotal Revenue	6,346,249	6,135,447	6,387,965	0
TRANSFER IN					
3900	Operating Transfer In	161,821	161,821	161,821	
	Total Transfers In	161,821	161,821	161,821	0
	TOTAL REVENUES	\$6,508,070	\$6,297,268	\$6,549,786	\$0

OBJECT #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED EXPENSES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
4475	Pass Thrus - Kings County and City of Lemoore	2,261,967	2,277,715	2,505,957	
4220	Maintenance & Supplies	1,000	500	1,000	
4310	Professional/Contract Services				
	City Staff Services	809,104	809,104	809,104	
	Legal/Consulting/Audit Services	25,000	23,000	25,000	
	Downtown Coordinator	12,000	12,000	12,000	
	Kings County Economic Development Corp	31,325	36,525	36,525	
	Chamber of Commerce	58,000	58,000	48,000	
	Retail Attraction Study	70,000	0	70,000	
	General Plan Update/ RDA Contribution	73,590	72,507	0	
	Enterprise Zone Application	5,200	5,200	0	
	Low-Moderate Housing Tracking	1,000	0	0	
	Curbside Clean-up Program	22,000	37,400	38,000	
4310	Professional/Contract Services Total	1,107,219	1,053,736	1,038,629	0
4320	Meetings/Dues	15,000	9,000	15,000	
4330	Printing/Publications- Marketing/Outreach	15,000	5,000	15,000	
	Subtotal Expenses	3,400,186	3,345,951	3,575,586	0
TRANSFER OUT					
101	Debt Service	1,626,492	2,295,039	2,021,401	
112	Capital Projects	0	0	0	
113	Pass Thru Agreements - H.S.	39,904	39,904	48,157	
114	Pass Thru Agreements - Eiem.	66,681	70,013	80,515	
	Total Transfers Out	1,733,077	2,404,956	2,150,073	0
	TOTAL EXPENSES	\$5,133,263	\$5,750,907	\$5,725,659	\$0

DEBT SERVICE

4910 REDEVELOPMENT

FUND 101

The Debt Service Fund provides accounting for and the payment of debt incurred by the Agency.

COMMENTARY

This portion of the budget supports both the 1998 and 2003 Bond payments, reimbursement for infrastructure associated with the Leprino Foods Company agreement and the purchase of Golf Course debt that is owed to the City. The payment to Leprino in FY 2007-2008 in the amount of \$671,250 was the fifth of ten annual contributions. The contribution for FY 2008-2009 is estimated at \$800,000.

REVENUE #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED REVENUES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
3850	Interest Earnings	33,000	0	0	
	Subtotal Revenue	33,000	0	0	0
TRANSFER IN					
3900	Operating Transfer In	2,033,115	2,853,567	2,290,841	
	Total Transfers In	2,033,115	2,853,567	2,290,841	0
	TOTAL REVENUE	\$2,066,115	\$2,853,567	\$2,290,841	\$0

OBJECT #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED EXPENSES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
4525	Golf Course/City Payment	200,000	200,000	200,000	
4558	Leprino Infrastructure Payment	607,870	671,250	800,000	
9010	1998 Bond	336,350	336,350	339,570	
9010	2003 Bond	944,584	944,584	946,271	
	TOTAL EXPENSES	\$2,088,804	\$2,152,184	\$2,285,841	\$0

State Redevelopment Law requires that 20% of the tax increment received by the Agency be set aside to fund very low, low, and moderate income housing activities. The projects and programs budgeted in this fund are administered by the City's Redevelopment Division.

Successful activities assisted over the past year have been the Paint-Up/Fix-Up Grant Program, the First-Time Homebuyer Grant Program and the Emergency Home Repair Grant. In addition, the Residential Solar Program and the Do-It-Yourself House Painting Program were implemented this year. Five families have already been assisted with the Solar Program; however, none were assisted through the Low-Moderate Housing Fund. One family has been assisted and six more have applied for the Do-It Yourself Painting Program.

COMMENTARY

The Low-Moderate Housing Budget for 2008-2009 includes \$600,000 for property acquisition for any homes affected by the 19th Avenue Interchange Project and \$2,950,000 for funds committed to the Montgomery Crossing and Oleander Terrace multi-family projects. Programs recommended for funding this year include a carry-over for the construction of two affordable housing units, continuation of the Paint-Up/Fix-Up Grant Program, the First-Time Homebuyer Program, the Emergency Home Repair Grant Program, the Do-It-Yourself House Painting Program, and the Residential Solar Program. In addition, \$60,000 has been budgeted for the implementation of a Senior House Painting Program through a partnership with West Hills College.

Staff is continuing efforts to construct two affordable housing units on in-fill lots. The intent is to eliminate blight by creating affordable housing units on undeveloped property and then, once the units are constructed, sell them to low-moderate income families with a covenant that the unit is to remain affordable for 45 years. We currently own two lots, and just held a bid opening for the construction of one home and the design and construction of the other. Upon completion, the homes will be sold to income-qualified families for a combined revenue of approximately \$475,000.

Fifteen families have been assisted so far this year through the Paint-Up/Fix-Up Program, which is designed to help enhance the aesthetics of the community by providing financial assistance to low-moderate income homeowners and landlords of low-moderate income tenants improve the exterior of their homes.

The First-Time Homebuyer Program assists moderate-income families to purchase their first home. Of the \$400,000 budgeted in 2008-2009, \$389,177 has been distributed to assist thirteen families.

The Emergency Home Repair Program helps families at or below the low-income level to make health and safety repairs and/or accessibility improvements to their homes. Six families were assisted this year.

In a further effort to beautify the community, the Do-It-Yourself House Painting Program was implemented this year to provide homeowners with an opportunity to paint their homes without requiring an affordability agreement be recorded against the home. One family has been assisted so far; however, through publication in the newsletter, the word is getting out and we have seen an increase in application submittals.

The Residential Solar Program was also implemented this year. No families have been assisted through the Low-Mod Housing Fund; however five families have been assisted through the General Fund.

Staff is currently working with West Hills Community College to implement a Senior House Painting Program to provide free house painting to seniors and disabled individuals. The college will involve youth participants who will paint approximately 20 homes per year. The amount budgeted for the Program is \$50,000 which will cover the cost of supplies and personnel required to oversee the student performance. An additional \$10,000 is budgeted this year to account for start-up costs to purchase equipment. This is anticipated to be a great partnership program with the college and will provide students with a trade skill while reducing blight in the community. Staff will bring the Program guidelines for your review and approval at a future Board meeting.

In addition, \$5,000 has been budgeted for the Countywide Transitional Housing Program. These funds will be provided on a reimbursement basis for major repairs and appliance replacement for the Lemoore Transitional Foster Home.

The City will be participating in a County-wide Housing Element which must be updated once every five years. The Housing Element is mandated by Government Code Section 65580 to 65589 and requires jurisdictions to identify and analyze existing and projected housing needs in their respective communities. Once identified, cities are required to provide such decent and affordable housing units for very-low, low, moderate and above moderate household incomes. The Redevelopment Agency encompasses 44 percent of the community. Therefore the cost of the update will be shared with the RDA paying 44 percent and the City General Fund paying 56 percent.

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REVENUE #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED REVENUES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
3850	Interest Earnings	140,000	119,760	120,000	
3865	Sale of Property	0	0	475,000	
3879	Reimbursement/Grants	4,000	1,000	4,000	
3885	Loan Payments - Notes Receivable (principal only)	15,000	7,503	7,109	
3980	Tax Increment	1,469,062	1,459,890	1,531,019	
3981	Reimbursements HBA Paybacks	10,000	7,674	8,000	
3982	Reimbursements Paint Fix Up	16,000	22,837	20,000	
TOTAL REVENUE		\$1,654,062	\$1,618,664	\$2,165,128	\$0

OBJECT #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED EXPENSES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
4455	Property Acquisition	1,200,000	295,000	3,550,000	
4526	County-wide Transitional Housing Program	0	0	5,000	
4527	In-fill Housing	600,000	500	400,000	
4530	Emergency Home Repair Grant Program	25,000	15,000	25,000	
4531	First Time Home Buyers Assistance Program	400,000	390,000	400,000	
4534	Employee Home Buyers Assistance Program	10,000	0	10,000	
4535	Paint-up/Fix-up Grant Program	150,000	125,000	150,000	
4548	Do-It-Yourself House Painting Program	25,000	1,000	20,000	
4521	Residential Solar Grant Program	100,000	0	100,000	
	Kings County Housing Element	0	0	15,000	
	WHC Partnership Paint Program	0	0	60,000	
Subtotal Expenses		2,510,000	826,500	4,735,000	0
TRANSFER OUT					
100	Admin Fund	161,821	161,821	161,821	
101	Debt Fund	406,623	558,528	269,440	
Total Transfers Out		568,444	720,349	431,261	0
TOTAL EXPENSES		\$3,078,444	\$1,546,849	\$5,166,261	\$0

The Capital Projects Fund lists projects and construction activities supported by the Agency.

COMMENTARY

Property acquisition is an important economic development factor and staff is continually working towards identifying property that would be ideal to market for industrial and/or commercial development. Once the property owners indicate an interest to sell, staff will present the information to the Board for consideration. In addition, funds are included to construct a building in the Lemoore Industrial Park suitable for light industrial and/or commercial services uses. Once complete, we will have a marketable building with which to recruit new businesses.

The railroad crossing upgrades are carried-over from last fiscal year. They include improvements to two railroad crossings: one at Fox Street and the other at 19th Avenue. A new crossing at Daphne Lane is being proposed, however, approval from the Public Utilities Commission is required prior to starting work at any of the crossings. It is anticipated that the City will apply for the additional crossing at Daphne within the year. In order to be looked upon favorably, the City could agree to upgrade the crossings at Fox Street and/or 19th Avenue (depending on priority of safety improvements) in exchange for the approval of a new crossing at Daphne Lane.

In FY 2007-2008, \$100,000 was budgeted for ADA Accessibility Upgrades/Curb Cuts. Approximately \$30,000 was expended for such improvements. As a continuation of our commitment to improve accessibility throughout the community, \$100,000 has been budgeted in FY 2008-2009.

The plan for the South Industrial Park and Brownfield determination study is in process. Quad Knopf has developed a "business park" layout for Lot 14 which divides one 10.78-acre parcel into 9 lots with a road ("Venture Place") to accommodate future businesses. Quad Knopf is also working on a plan for the City-owned property between Enterprise Drive and Idaho Avenue along Highway 41. The plan will include testing the soil for hazardous substances. The goal is to have property available for sale with planned infrastructure and a completed Phase I environmental. An adequate storm drain system is a necessary component to being "shovel ready" and therefore \$500,000 has been budgeted for the improvements.

Funding for the Façade Improvement Loan/Grant Program will continue this year. Two projects were funded during fiscal year 2007-2008; Maria's Furniture and the Leprino Foods Company Mural. Several other businesses have already submitted applications, and therefore, increased funding in the amount of \$300,000 has been programmed into this year's budget. This is a great program which eliminates blight and increases economic development.

An application for a planning grant was submitted to Economic Development Administration to study the feasibility of industrial wastewater disposal as irrigation for

agricultural crops. A grant match in the amount of 20 percent is required, which is based on our median income. Therefore, \$110,000 is budgeted and carries over from last fiscal year. Provost and Pritchard is currently collecting all of the data necessary for the study, which is expected to be complete no later than September 30, 2009.

Public signage is an essential element in economic development. This year, five community information kiosks were erected at strategic locations which include a map of the City and information on community events. Funding for improved signage for community entrances and public parking is included.

To complete a previous Downtown Streetscape project, \$20,000 has been programmed into the budget to change the remaining 17 cobra light fixtures to decorative roadway arms with "pendant" style globes, matching other street lights that can be seen throughout the Downtown area. This will complement the historic nature of Downtown and provide additional beautification.

Lastly, funds have been programmed for the clean-up of contamination at the North Side Fire Station. It is estimated that approximately \$120,000 will be expended this fiscal year, with additional funding necessary for another two to three years thereafter.

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The Lemoore Redevelopment Agency entered into an agreement with Lemoore Union Elementary School District and a separate agreement with Lemoore Union High School District to mitigate any financial burden or detriment by providing funds to the Districts for capital facilities and improvements including but not limited to the acquisition of land, building and facilities, the provision of matching funds for participation in the State school building program and related expenses.

COMMENTARY

There are no projects proposed for 2008-2009 by either school. The estimated available balance in the High School Pass-Through Fund is \$134,607. The Elementary School will have a fund balance of approximately \$390,794.

FUNDS 113		BUDGET 4965		HIGH SCHOOL PASS THRU	
REVENUE #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED REVENUES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
3850	Interest	7,000	1,628	2,000	
	Subtotal Revenue	7,000	1,628	2,000	0
TRANSFER IN					
3900	Operating Transfer In	39,904	39,904	48,157	
	Total Transfers In	39,904	39,904	48,157	0
	TOTAL REVENUE	\$46,904	\$41,532	\$50,157	\$0

OBJECT #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED EXPENSES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
	TOTAL EXPENSES	\$0	\$0	\$0	\$0

FUNDS 114		BUDGET 4975		ELEM SCHOOL PASS THRU	
REVENUE #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED REVENUES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
3850	Interest	10,000	8,468	8,500	
	Subtotal Revenue	10,000	8,468	8,500	0
TRANSFER IN					
3900	Operating Transfer In	66,681	70,013	80,515	
	Total Transfers In	66,681	70,013	80,515	0
	TOTAL REVENUE	\$76,681	\$78,481	\$89,015	\$0

OBJECT #	DESCRIPTION	BUDGET 2007-2008	ESTIMATED EXPENSES 2007-2008	RECOMMENDED EXEC. DIR. 2008-2009	ADOPTED BUDGET 2008-2009
	TOTAL EXPENSES	\$0	\$0	\$0	\$0

No Current Project

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