

**FULLERTON REDEVELOPMENT
AGENCY
TWO-YEAR BUDGET
FISCAL YEARS 2009-10 - 2010-11
ADOPTED**



Don Bankhead, Chairman

Pam Keller, Vice Chairman

F. Richard Jones, M.D., Agency Member

Shawn Nelson, Agency Member

Sharon Quirk, Agency Member

Robert M. Zur Schmiede, Executive Director

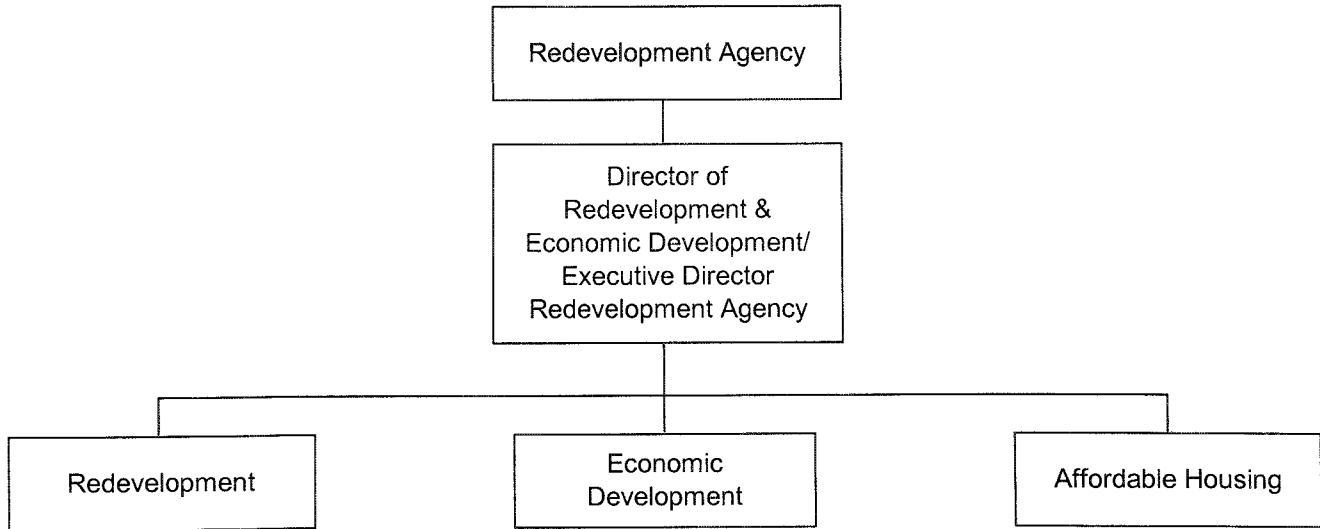
THIS PAGE INTENTIONALLY LEFT BLANK

FULLERTON REDEVELOPMENT AGENCY

FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redevelopment & Economic Development

DEPARTMENT ORGANIZATION CHART



DEPARTMENT DESCRIPTION/GOALS

The Redevelopment and Economic Development Department sponsors and supports programs, projects, and activities that contribute to maintaining or enhancing the economic vitality of the community and its quality of life.

Redevelopment provides a funding source for capital improvement projects and private/public development projects in the Merged Fullerton Redevelopment Project Area consisting of four constituent project areas. These projects serve to eliminate blighting conditions by upgrading public facilities, producing sales tax and employment opportunities, and encouraging private investment in the community.

Economic Development efforts are focused on promoting the downtown, and on business recruitment and retention in the redevelopment areas. These activities are guided by the City's Economic Development Plan. Economic Development efforts include protecting and enhancing employment opportunities and the City's revenue base.

The Affordable Housing Program goal is to satisfy the state requirement that 20 percent of all Redevelopment Agency tax increment revenue be utilized to support the provision of affordable housing in the community.

FULLERTON REDEVELOPMENT AGENCY

FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redevelopment & Economic Development

DEPARTMENT SUMMARY

	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Regular Employees	7.0	7.0	7.0	7.0	7.0
Nonregular Hours	120	720	880	1,710	1,710
Salaries & Benefits	\$790,313	\$984,470	\$877,140	\$916,190	\$922,550
Maintenance & Support	10,905,789	10,929,262	11,615,920	12,284,780	12,568,830
Capital Outlay	19,663	10,000	7,500	10,000	10,000
Subtotal	<u>11,715,765</u>	<u>11,923,732</u>	<u>12,500,560</u>	<u>13,210,970</u>	<u>13,501,380</u>
Less Allocations					
Total Operating Budget	<u>\$11,715,765</u>	<u>\$11,923,732</u>	<u>\$12,500,560</u>	<u>\$13,210,970</u>	<u>\$13,501,380</u>

DEPARTMENT FUND ANALYSIS

<u>Fund No. and Title</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
51 - Orangefair Redev. Debt Service	\$1,772,900	\$1,785,600
52 - Central Redev. Debt Service	3,942,210	4,114,260
53 - East Redev. Debt Service	3,903,290	4,013,150
54 - Project Area #4 Debt Service	22,500	
80 - Low & Moderate Income Housing	547,380	546,850
89 - Redevelopment Administration	3,022,690	3,041,520
Total	<u>\$13,210,970</u>	<u>\$13,501,380</u>

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redevelopment & Economic Development

DEPARTMENT PERSONNEL SUMMARY

<u>Position Classification</u>	<u>2007-08 Actual</u>	<u>2008-09 Budget</u>	<u>2008-09 Estimated</u>	<u>2009-10 Adopted</u>	<u>2010-11 Adopted</u>
<u>Regular Employees - Full-Time Equivalent Positions</u>					
Director of Redevelopment & Economic Development	1.0	1.0	1.0	1.0	1.0
Redevelopment Manager	2.0 *	2.0 *	2.0 *	2.0 **	2.0 **
Redevelopment Project Manager II	1.0	1.0	2.0	2.0	2.0
Redevelopment Project Manager I	1.0	1.0			
Administrative Assistant I	1.0	1.0	1.0	1.0	1.0
Clerical Assistant III	1.0	1.0	1.0	1.0	1.0
Total Regular Employees	<u>7.0</u>	<u>7.0</u>	<u>7.0</u>	<u>7.0</u>	<u>7.0</u>
<u>Nonregular Employees - Hours</u>					
Total Nonregular Hours	<u>120</u>	<u>720</u>	<u>880</u>	<u>1,710</u>	<u>1,710</u>

*One position assigned to City Manager's Office and underfilled by Redevelopment Project Manager I.

**One position assigned to City Manager's Office and underfilled by Redevelopment Project Manager II.

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.	PROGRAM: 2351 Redevelopment
--	------------------------------------

PROGRAM DESCRIPTION/GOALS

Redevelopment provides a funding source for capital improvement projects and private/public development projects in the Merged Fullerton Redevelopment Project Area. These projects serve to eliminate blighting conditions by upgrading public facilities, producing sales tax and employment opportunities, and encouraging private investment in the community.

Goals

- Support efforts to maintain and enhance Fullerton's quality of life through provision of public facilities and infrastructure.
- Improve the City's sales tax base.
- Alleviate blighting conditions in the community.
- Encourage private investment.
- Maintain and enhance the vitality of downtown Fullerton.
- Continue efforts to support and enhance Fullerton's position as a major hub for mass transit.

PROGRAM SUMMARY

	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Regular Employees	3.7	3.7	4.0	4.0	4.0
Nonregular Hours	40	480	340	360	360
Salaries & Benefits	\$447,096	\$544,170	\$481,050	\$533,130	\$534,560
Maintenance & Support	1,420,763	1,496,410	1,485,230	1,837,870	1,844,950
Capital Outlay	19,663	10,000	7,500	10,000	10,000
Subtotal	<u>1,887,522</u>	<u>2,050,580</u>	<u>1,973,780</u>	<u>2,381,000</u>	<u>2,389,510</u>
Less Allocations					
Total Operating Budget	<u>\$1,887,522</u>	<u>\$2,050,580</u>	<u>\$1,973,780</u>	<u>\$2,381,000</u>	<u>\$2,389,510</u>

PROGRAM REVENUES

<u>Revenue Source</u>	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Tax Increment (Net)	\$17,863,474	\$17,966,500	\$17,180,310	\$17,521,260	\$17,873,560
Interest Income	4,553,708	2,111,490	4,128,840	1,927,850	1,627,110
Other Income	709,746	404,650	1,286,040	174,160	152,860
Subtotal	23,126,928	20,482,640	22,595,190	19,623,270	19,653,530
Contrib. (to) from Redev. Funds	<u>(21,239,406)</u>	<u>(18,432,060)</u>	<u>(20,621,410)</u>	<u>(17,242,270)</u>	<u>(17,264,020)</u>
Total	<u>\$1,887,522</u>	<u>\$2,050,580</u>	<u>\$1,973,780</u>	<u>\$2,381,000</u>	<u>\$2,389,510</u>

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.

PROGRAM: 2351 Redevelopment

PROGRAM OBJECTIVES

GENERAL OBJECTIVES:

Monitor operational conformance of the overall Redevelopment program with the Five-Year Implementation Plan, adopted Agency budget, and applicable state law and reporting requirements.
Provide support for City projects financed by Redevelopment.
Provide support for infrastructure projects in the project areas.
Ensure that at least 80 percent of objectives are attained.

PROJECT AREA OBJECTIVES:

MERGED FULLERTON PROJECT AREA

Complete amendment to add approximately 1,150 acres to the Merged Fullerton Redevelopment Project Area.

ORANGEFAIR CONSTITUENT PROJECT AREA

Support efforts to enhance sales tax generation from the Harbor/Orangethorpe commercial developments, with emphasis on the Orangefair Marketplace.
Implement integration of Orangefair area with Central Fullerton area per SB 375 requirements.

CENTRAL FULLERTON CONSTITUENT PROJECT AREA

Support efforts to plan and implement market-rate housing developments in the downtown area.
Arterial Streets Improvement Program - Work with community representatives, the Engineering Department, and Maintenance Services Department to develop a plan for aesthetic improvements in compliance with the Fullerton Downtown Strategy.
Conduct and support downtown promotional efforts and events.
Support planning efforts for redevelopment of the Fox Theatre block, including restoration of the Fox Theatre complex.
Continue to work with developer on the Amerige Court mixed-use residential/commercial/parking development project.
Continue to work toward increasing parking to address current and future parking needs in the downtown and Transportation Center areas.
Implement the Fullerton Downtown Strategy (adopted December 2005):
1. Review existing zoning ordinance for the downtown area.
2. Develop streetscape standards for downtown.
3. Ensure that the Downtown Design Guidelines include standards for new construction that are consistent and compatible with the downtown's historic character.
4. Improve pedestrian circulation and implement appropriate improvements for traffic circulation, signing, and lighting.
Support creation of Downtown Specific Plan.
Complete Fullerton Transportation Center Specific Plan/Form Based Codes.

EAST FULLERTON CONSTITUENT PROJECT AREA

Cooperate with Cal State Fullerton in efforts to enhance the Arboretum and in university district planning efforts.

CONSTITUENT PROJECT AREA 4

Respond to auto dealer attraction/retention opportunities.

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.	PROGRAM: 2352 Economic Development
--	---

PROGRAM DESCRIPTION/GOALS

Economic Development efforts are funded by the Redevelopment Agency. These activities are guided by the City's Economic Development Plan. Economic Development efforts focus on promoting the downtown, and on business recruitment and retention in the redevelopment areas. Protecting and enhancing employment opportunities and the City's revenue base are part of this program.

Goals

- Increase the employment base in the downtown, redevelopment areas, and other key nodes.
- Improve the City's tax base.
- Implement the City's Economic Development Plan (approved in 2001 and updated in 2006).
- Support efforts to increase high multiplier employers.
- Continue to enhance the City's relationship with the business community.
- Maintain memberships with the Orange County Business Council and Orange County Workforce Investment Board and other appropriate entities.

PROGRAM SUMMARY

	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Regular Employees	1.8	1.8	1.8	1.8	1.8
Nonregular Hours	80	240	540	1,350	1,350
Salaries & Benefits	\$191,497	\$240,480	\$218,270	\$232,350	\$237,170
Maintenance & Support	301,118	371,412	379,910	409,340	414,840
Capital Outlay					
Subtotal	<u>492,615</u>	<u>611,892</u>	<u>598,180</u>	<u>641,690</u>	<u>652,010</u>
Less Allocations					
Total Operating Budget	<u>\$492,615</u>	<u>\$611,892</u>	<u>\$598,180</u>	<u>\$641,690</u>	<u>\$652,010</u>

PROGRAM REVENUES

<u>Revenue Source</u>	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Redev. Fund Contrib.	<u>\$492,615</u>	<u>\$611,892</u>	<u>\$598,180</u>	<u>\$641,690</u>	<u>\$652,010</u>
Total	<u>\$492,615</u>	<u>\$611,892</u>	<u>\$598,180</u>	<u>\$641,690</u>	<u>\$652,010</u>

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.	PROGRAM: 2352 Economic Development
--	---

PROGRAM OBJECTIVES

- Explore opportunities for development of business incubators based upon appropriate business clusters.
- Build upon the City's strength in health services and education.
- Expedite and coordinate processing of business expansion and relocation projects through biweekly and on-call meetings of the Economic Development Action Team (EDAT). Advise business and industry of available resources, such as the City's Economic Development Action Team, various loan programs, small business assistance, and employee training and recruitment.
- Work with the City's education community to encourage Science, Technology, and Math (STEM) education.
- Increase business and community awareness of Agency and City economic development activities and services by publicizing in newspapers and newsletters, conducting community meetings, attending Chamber of Commerce meetings and functions, and proactively visiting businesses.
- Respond to business contacts within one working day.
- Represent Agency and City economic development interests at the Fullerton Chamber of Commerce, Orange County Workforce Investment Board, Orange County Business Council, North Orange County Partnership, and trade shows.
- Promote and market downtown activities to increase awareness, attendance, and revenue. Coordinate Agency participation in downtown events.
- Encourage/support private efforts to form a downtown business improvement district.
- Support downtown marketing collaborative and retail recruitment efforts.
- Participate in various City department meetings such as Downtown Working Group, Technology Working Group, Event Permit Committee, Development Coordination Staff Committee, and Capital Projects in Progress to coordinate economic development activities.
- Assist implementation and marketing of downtown Wi-Fi service.

PROGRAM PERFORMANCE MEASURES

<u>Performance/ Workload Measures</u>	<u>2007-08 Actual</u>	<u>2008-09 Budget</u>	<u>2008-09 Estimated</u>	<u>2009-10 Adopted</u>	<u>2010-11 Adopted</u>
EDAT client contact	10	25	20	50	50
Information/assistance requests	50	275	250	250	250
Businesses contacted through proactive outreach	25	50	50	60	70

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.	PROGRAM: 2354 Affordable Housing
--	---

PROGRAM DESCRIPTION/GOALS

The Affordable Housing Program undertakes initiatives to assure that the Redevelopment Agency complies with the state requirement that 20 percent of all tax increment be utilized to provide affordable housing.

Goal

Employ the affordable housing funds effectively and efficiently to provide affordable housing within the time frames set forth by state law.

PROGRAM SUMMARY

	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Regular Employees	1.5	1.5	1.2	1.2	1.2
Nonregular Hours					
Salaries & Benefits	\$151,720	\$199,820	\$177,820	\$150,710	\$150,820
Maintenance & Support	219,894	389,450	280,220	396,670	396,030
Capital Outlay					
Subtotal	<u>371,614</u>	<u>589,270</u>	<u>458,040</u>	<u>547,380</u>	<u>546,850</u>
Less Allocations					
Total Operating Budget	<u><u>\$371,614</u></u>	<u><u>\$589,270</u></u>	<u><u>\$458,040</u></u>	<u><u>\$547,380</u></u>	<u><u>\$546,850</u></u>

PROGRAM REVENUES

<u>Revenue Source</u>	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Interest Income	\$303,638	\$281,700	\$129,700	\$111,400	\$104,800
Loan Repayment		<u>100,000</u>	<u>45,000</u>	<u>100,000</u>	<u>100,000</u>
Subtotal	303,638	381,700	174,700	211,400	204,800
Contrib. (to) from Low/Mod. Income Housing Fund	<u>67,976</u>	<u>207,570</u>	<u>283,340</u>	<u>335,980</u>	<u>342,050</u>
Total	<u><u>\$371,614</u></u>	<u><u>\$589,270</u></u>	<u><u>\$458,040</u></u>	<u><u>\$547,380</u></u>	<u><u>\$546,850</u></u>

FULLERTON REDEVELOPMENT AGENCY

FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.	PROGRAM: 2354 Affordable Housing
--	---

PROGRAM OBJECTIVES

Continue implementation of the Richman Valencia West Neighborhood revitalization plan through property acquisition, development negotiations, and development agreements.

Ensure all Agency-supported projects are in compliance with development and loan agreement requirements.

Support efforts to increase workforce housing.

Implement the Disposition and Development Agreement for the West Avenue Housing Project consisting of development of 34 affordable units. Twelve of the units are scheduled for completion in fiscal year 2009-10, while the remaining 22 units are scheduled for completion in fiscal year 2010-11.

Ongoing implementation of the Disposition and Development Agreement with Habitat for Humanity. Four of the eleven units were completed by January 2009. Remaining seven units are scheduled for completion in fiscal year 2009-10 (2 units) and fiscal year 2010-11 (5 units).

PROGRAM PERFORMANCE MEASURES

<u>Performance/ Workload Measures</u>	<u>2007-08 Actual</u>	<u>2008-09 Budget</u>	<u>2008-09 Estimated</u>	<u>2009-10 Adopted</u>	<u>2010-11 Adopted</u>
Construction of new affordable units	2	38	2	14	27

FULLERTON REDEVELOPMENT AGENCY
FISCAL YEARS 2009-10 - 2010-11

DEPARTMENT: Redev. & Econ. Dev.	PROGRAM: 2355 Debt Service
--	-----------------------------------

PROGRAM DESCRIPTION/GOALS

Debt Service has been separated from the other programs in order to show a more accurate picture of the Maintenance and Support budgets for those programs. Debt Service represents repayment obligations for Redevelopment Agency bonds and reimbursement agreements. The current portion of the debt service is shown in this program and in other department budgets.

The Agency's total debt as of June 30, 2009, is:

Area 1	\$17,580,340
Area 2	30,645,550
Area 3	40,771,870
Area 4	<u>22,500</u>
Total	<u><u>\$89,020,260</u></u>

PROGRAM SUMMARY

	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Regular Employees					
Nonregular Hours					
Salaries & Benefits					
Maintenance & Support	\$8,964,014	\$8,671,990	\$9,470,560	\$9,640,900	\$9,913,010
Capital Outlay					
Subtotal	<u>8,964,014</u>	<u>8,671,990</u>	<u>9,470,560</u>	<u>9,640,900</u>	<u>9,913,010</u>
Less Allocations					
Total Operating Budget	<u><u>\$8,964,014</u></u>	<u><u>\$8,671,990</u></u>	<u><u>\$9,470,560</u></u>	<u><u>\$9,640,900</u></u>	<u><u>\$9,913,010</u></u>

PROGRAM REVENUES

<u>Revenue Source</u>	2007-08 <u>Actual</u>	2008-09 <u>Budget</u>	2008-09 <u>Estimated</u>	2009-10 <u>Adopted</u>	2010-11 <u>Adopted</u>
Redev. Debt Service					
Fund Contrib.	<u>\$8,964,014</u>	<u>\$8,671,990</u>	<u>\$9,470,560</u>	<u>\$9,640,900</u>	<u>\$9,913,010</u>
Total	<u><u>\$8,964,014</u></u>	<u><u>\$8,671,990</u></u>	<u><u>\$9,470,560</u></u>	<u><u>\$9,640,900</u></u>	<u><u>\$9,913,010</u></u>

THIS PAGE INTENTIONALLY LEFT BLANK

**FULLERTON REDEVELOPMENT AGENCY
SUMMARY OF CHANGES TO FUND BALANCES
FISCAL YEAR 2009-10**

Fund	Fund Title	Beginning Balance	+	Estimated Revenue	+	Transfers	-	Adopted Appropriations	=	Ending Balance
REDEVELOPMENT AGENCY FUNDS										
Var.	Debt Service Funds	\$9,314,600		\$17,543,760		(\$7,404,250)		\$10,117,320		\$9,336,790
80	Low & Moderate Income Housing	4,646,800		211,400		1,564,250		924,210		5,498,240
81	Orangefair Area Project Fund	20,898,600		405,920		1,701,310		3,370,000		19,635,830
82	Central Area Project Fund	28,767,800		617,610		(710,140)		23,738,000		4,937,270
83	East Area Project Fund	27,237,000		556,520		34,500		4,037,000		23,791,020
86	Unrestricted Redevelopment Fund	5,871,500		499,460						6,370,960
89	Redevelopment Administration Fund					4,814,330		4,814,330		0
	TOTAL REDEVELOPMENT AGENCY FUNDS	<u>\$96,736,300</u>		<u>\$19,834,670</u>		<u>\$0</u>		<u>\$47,000,860</u>		<u>\$69,570,110</u>

**FULLERTON REDEVELOPMENT AGENCY
SUMMARY OF CHANGES TO FUND BALANCES
FISCAL YEAR 2010-11**

Fund	Fund Title	Beginning Balance	+	Estimated Revenue	+	Transfers	-	Adopted Appropriations	=	Ending Balance
REDEVELOPMENT AGENCY FUNDS										
Var.	Debt Service Funds	\$9,336,790		\$17,873,560		(\$6,774,710)		\$10,383,170		\$10,052,470
80	Low & Moderate Income Housing	5,498,240		204,800		3,574,710		923,680		8,354,070
81	Orangefair Area Project Fund	19,635,830		350,000		58,210		500,000		19,544,040
82	Central Area Project Fund	4,937,270		500,110		(1,420,340)		200,000		3,817,040
83	East Area Project Fund	23,791,020		450,000		(278,480)		14,650,000		9,312,540
86	Unrestricted Redevelopment Fund	6,370,960		479,860						6,850,820
89	Redevelopment Administration Fund					4,840,610		4,840,610		0
	TOTAL REDEVELOPMENT AGENCY FUNDS	<u>\$69,570,110</u>		<u>\$19,858,330</u>		<u>\$0</u>		<u>\$31,497,460</u>		<u>\$57,930,980</u>

**FULLERTON REDEVELOPMENT AGENCY
SUMMARY OF REVENUES BY FUNDS & SOURCES**

Revenue Source	2007-08 Actual	2008-09 Adopted	2008-09 Estimated	2009-10 Adopted	2010-11 Adopted
PROJECT AREA #1 - ORANGFAIR DEBT SERVICE FUND (851/51)					
Tax Increment Revenue	\$2,844,189	\$2,781,000	\$2,913,800	\$2,970,000	\$3,031,000
Collection Fee	(19,879)	(27,800)	(29,130)	(29,700)	(30,310)
ERAF Subvention			(213,300)	(217,600)	(221,900)
Interest Income*	(1,218)				
<i>Total Area #1 Debt Service Fund</i>	<u>\$2,823,092</u>	<u>\$2,753,200</u>	<u>\$2,671,370</u>	<u>\$2,722,700</u>	<u>\$2,778,790</u>
PROJECT AREA #2 - CENTRAL FULLERTON DEBT SERVICE FUND (852/52)					
Tax Increment Revenue	\$7,237,601	\$7,325,000	\$7,618,000	\$7,770,000	\$7,925,000
Collection Fee	(47,682)	(73,300)	(76,180)	(77,700)	(79,250)
ERAF Subvention			(557,800)	(569,000)	(580,300)
Interest Income*	(2,690)				
<i>Total Area #2 Debt Service Fund</i>	<u>\$7,187,229</u>	<u>\$7,251,700</u>	<u>\$6,984,020</u>	<u>\$7,123,300</u>	<u>\$7,265,450</u>
PROJECT AREA #3 - EAST FULLERTON DEBT SERVICE FUND (853/53)					
Tax Increment Revenue	\$7,903,416	\$8,042,000	\$8,208,000	\$8,372,000	\$8,540,000
Collection Fee	(54,171)	(80,400)	(82,080)	(83,720)	(85,400)
ERAF Subvention			(601,000)	(613,020)	(625,280)
Interest Income*	(3,623)				
<i>Total Area #3 Debt Service Fund</i>	<u>\$7,845,622</u>	<u>\$7,961,600</u>	<u>\$7,524,920</u>	<u>\$7,675,260</u>	<u>\$7,829,320</u>
PROJECT AREA #4 DEBT SERVICE FUND (854/54)					
Contribution from City	<u>\$27,579</u>	<u>\$26,900</u>	<u>\$22,000</u>	<u>\$22,500</u>	
<i>Total Area #4 Debt Service Fund</i>	<u>\$27,579</u>	<u>\$26,900</u>	<u>\$22,000</u>	<u>\$22,500</u>	<u>\$0</u>

*Interest from bond proceeds has been excluded.

SUMMARY OF REVENUES BY FUNDS & SOURCES (Continued)

Revenue Source	2007-08 Actual	2008-09 Adopted	2008-09 Estimated	2009-10 Adopted	2010-11 Adopted
LOW & MODERATE INCOME HOUSING FUND (830/80)					
Interest Income**	\$303,638	\$281,700	\$129,700	\$111,400	\$104,800
Loan Repayment		100,000	45,000	100,000	100,000
<i>Total Low & Moderate Income Housing Fund</i>	<u>\$303,638</u>	<u>\$381,700</u>	<u>\$174,700</u>	<u>\$211,400</u>	<u>\$204,800</u>
PROJECT AREA #1 - ORANGEFAIR PROJECT FUND (871/81)					
Interest Income	\$963,818	\$399,010	\$939,390	\$405,920	\$350,000
Rents	227,972	150,000	114,850		
<i>Total Area #1 Project Fund</i>	<u>\$1,191,790</u>	<u>\$549,010</u>	<u>\$1,054,240</u>	<u>\$405,920</u>	<u>\$350,000</u>
PROJECT AREA #2 - CENTRAL FULLERTON PROJECT FUND (872/82)					
Interest Income	\$1,548,330	\$670,440	\$1,462,920	\$617,610	\$500,110
<i>Total Area #2 Project Fund</i>	<u>\$1,548,330</u>	<u>\$670,440</u>	<u>\$1,462,920</u>	<u>\$617,610</u>	<u>\$500,110</u>
PROJECT AREA #3 - EAST FULLERTON PROJECT FUND (873/83)					
Interest Income	\$1,356,431	\$572,540	\$1,321,630	\$556,520	\$450,000
<i>Total Area #3 Project Fund</i>	<u>\$1,356,431</u>	<u>\$572,540</u>	<u>\$1,321,630</u>	<u>\$556,520</u>	<u>\$450,000</u>
UNRESTRICTED REDEVELOPMENT FUND (876/86)					
Interest Income	\$692,660	\$469,500	\$404,900	\$347,800	\$327,000
Rents	44,716	47,210	45,090	45,300	45,560
Misc. Cost Reimbursement	7,941	25,280	13,840	18,830	19,770
Misc. Legal Settlement	6,960		1,000,000		
Loan Repayment	394,578	155,260	90,260	87,530	87,530
<i>Total Unrestricted Redevelopment Fund</i>	<u>\$1,146,855</u>	<u>\$697,250</u>	<u>\$1,554,090</u>	<u>\$499,460</u>	<u>\$479,860</u>
TOTAL REDEVELOPMENT REVENUE	<u>\$23,430,566</u>	<u>\$20,864,340</u>	<u>\$22,769,890</u>	<u>\$19,834,670</u>	<u>\$19,858,330</u>

**Interest accrued to Note Receivable has been excluded.

THIS PAGE INTENTIONALLY LEFT BLANK

**FULLERTON REDEVELOPMENT AGENCY
SUMMARY OF EXPENDITURES & APPROPRIATIONS
BY SERVICE AREA & DEPARTMENT**

<u>Service Area/Department</u>	<u>2007-08 Actual Expenditures</u>	<u>2008-09 Approved Appropriations</u>	<u>2008-09 Estimated Expenditures</u>	<u>2009-10 Adopted Appropriations</u>	<u>2010-11 Adopted Appropriations</u>
REDEVELOPMENT					
City Council	\$5,430	\$5,850	\$5,890	\$5,890	\$5,890
City Manager	262,019	291,220	284,410	339,450	339,450
Administrative Services	270,867	301,000	289,080	296,800	294,330
Human Resources	2,440	2,730	2,730	2,820	2,820
Fire	41,362	41,490	41,490	41,430	41,490
Police	85,481	85,730	85,730	85,610	85,730
Community Development	591,714	1,133,067	1,109,560	917,770	918,080
Engineering	166,327	274,110	192,650	222,540	227,920
Maintenance Services	314,614	434,360	368,800	381,280	383,050
Parks & Recreation	332,584	343,720	338,310	351,300	347,320
Redevelopment & Economic Development	<u>11,715,765</u>	<u>11,923,732</u>	<u>12,500,560</u>	<u>13,210,970</u>	<u>13,501,380</u>
TOTAL OPERATING EXPENDITURES	<u>\$13,788,603</u>	<u>\$14,837,009</u>	<u>\$15,219,210</u>	<u>\$15,855,860</u>	<u>\$16,147,460</u>
Capital Improvement Projects	<u>\$11,460,196</u>	<u>\$24,876,550</u>	<u>\$11,765,200</u>	<u>\$3,105,000</u>	<u>\$15,350,000</u>
TOTAL CAPITAL PROJECTS	<u>\$11,460,196</u>	<u>\$24,876,550</u>	<u>\$11,765,200</u>	<u>\$3,105,000</u>	<u>\$15,350,000</u>
TOTAL NEW APPROPRIATIONS		<u>\$39,713,559</u>		<u>\$18,960,860</u>	<u>\$31,497,460</u>
TOTAL CAPITAL PROJECTS IN PROGRESS		<u>9,518,449</u>		<u>28,040,000</u>	
TOTAL EXPENDITURES/ APPROPRIATIONS	<u>\$25,248,799</u>	<u>\$49,232,008</u>	<u>\$26,984,410</u>	<u>\$47,000,860</u>	<u>\$31,497,460</u>

**FULLERTON REDEVELOPMENT AGENCY
SUMMARY OF APPROPRIATIONS
BY FUND & DEPARTMENT
FISCAL YEAR 2009-10**

	<u>Salaries & Benefits</u>	<u>Maintenance & Support</u>	<u>Capital Outlay</u>	<u>Total</u>
REDEVELOPMENT AGENCY DEBT SERVICE FUNDS (51)(52)(53)(54)				
Redevelopment & Economic Development				
Debt Service (Orangefair Area)		\$1,772,900		\$1,772,900
Debt Service (Central Area)		3,942,210		3,942,210
Debt Service (East Area)		3,903,290		3,903,290
Debt Service (Area #4)		22,500		22,500
		<u> </u>		<u> </u>
<i>Total Redev. & Economic Development</i>		<u>\$9,640,900</u>		<u>\$9,640,900</u>
Support Departments				
Debt Service (East Area)				
Fire		\$41,430		\$41,430
Police		85,610		85,610
Maintenance Services		165,690		165,690
Parks & Recreation		183,690		183,690
		<u> </u>		<u> </u>
<i>Total Support Departments</i>		<u>\$476,420</u>		<u>\$476,420</u>
<i>Total Redev. Agency Debt Service Funds</i>	<u>\$0</u>	<u>\$10,117,320</u>	<u>\$0</u>	<u>\$10,117,320</u>
REDEVELOPMENT AGENCY LOW & MODERATE INCOME HOUSING SPECIAL REVENUE FUND (80)				
Redevelopment & Economic Development	\$150,710	\$396,670		\$547,380
Support Departments				
City Council		2,290		2,290
Community Development	294,060	80,480		374,540
	<u> </u>	<u> </u>		<u> </u>
<i>Total Low & Mod. Income Housing Fund</i>	<u>\$444,770</u>	<u>\$479,440</u>	<u>\$0</u>	<u>\$924,210</u>

SUMMARY OF APPROPRIATIONS BY FUND & DEPARTMENT - FISCAL YEAR 2009-10 (Continued)

	<u>Salaries & Benefits</u>	<u>Maintenance & Support</u>	<u>Capital Outlay</u>	<u>Total</u>
REDEVELOPMENT AGENCY ADMINISTRATIVE FUND (89)				
Redevelopment & Economic Development	\$765,480	\$2,247,210	\$10,000	\$3,022,690
Support Departments				
City Council	\$3,600			\$3,600
City Manager	235,500	\$103,950		339,450
Administrative Services	195,570	101,230		296,800
Human Resources	2,820			2,820
Community Development	323,700	219,530		543,230
Engineering	209,150	13,390		222,540
Maintenance Services	153,170	62,420		215,590
Parks & Recreation	111,130	56,480		167,610
<i>Total Support Departments</i>	<u>\$1,234,640</u>	<u>\$557,000</u>	<u>\$0</u>	<u>\$1,791,640</u>
<i>Total Redev. Agency Admin. Fund</i>	<u>\$2,000,120</u>	<u>\$2,804,210</u>	<u>\$10,000</u>	<u>\$4,814,330</u>
REDEVELOPMENT AGENCY PROJECT FUNDS (81)(82)(83)				
Current Capital Projects				
Central Project Area			\$1,105,000	\$1,105,000
East Project Area			2,000,000	2,000,000
<i>Total Current Capital Projects</i>			<u>\$3,105,000</u>	<u>\$3,105,000</u>
Capital Projects in Progress				
Orangefair Project Area			\$3,370,000	\$3,370,000
Central Project Area			22,633,000	22,633,000
East Project Area			2,037,000	2,037,000
<i>Total Capital Projects in Progress</i>			<u>\$28,040,000</u>	<u>\$28,040,000</u>
<i>Total Redev. Agency Project Funds</i>	<u>\$0</u>	<u>\$0</u>	<u>\$31,145,000</u>	<u>\$31,145,000</u>
TOTAL REDEVELOPMENT AGENCY APPROPRIATIONS	<u><u>\$2,444,890</u></u>	<u><u>\$13,400,970</u></u>	<u><u>\$31,155,000</u></u>	<u><u>\$47,000,860</u></u>

**FULLERTON REDEVELOPMENT AGENCY
SUMMARY OF APPROPRIATIONS
BY FUND & DEPARTMENT
FISCAL YEAR 2010-11**

	<u>Salaries & Benefits</u>	<u>Maintenance & Support</u>	<u>Capital Outlay</u>	<u>Total</u>
REDEVELOPMENT AGENCY DEBT SERVICE FUNDS (51)(52)(53)				
Redevelopment & Economic Development				
Debt Service (Orangefair Area)		\$1,785,600		\$1,785,600
Debt Service (Central Area)		4,114,260		4,114,260
Debt Service (East Area)		4,013,150		4,013,150
<i>Total Redev. & Economic Development</i>		<u>\$9,913,010</u>		<u>\$9,913,010</u>
Support Departments				
Debt Service (East Area)				
Fire		\$41,490		\$41,490
Police		85,730		85,730
Maintenance Services		165,890		165,890
Parks & Recreation		177,050		177,050
<i>Total Support Departments</i>		<u>\$470,160</u>		<u>\$470,160</u>
<i>Total Redev. Agency Debt Service Funds</i>	<u>\$0</u>	<u>\$10,383,170</u>	<u>\$0</u>	<u>\$10,383,170</u>
REDEVELOPMENT AGENCY LOW & MODERATE INCOME HOUSING SPECIAL REVENUE FUND (80)				
Redevelopment & Economic Development	\$150,820	\$396,030		\$546,850
Support Departments				
City Council		2,290		2,290
Community Development	294,640	79,900		374,540
<i>Total Low & Mod. Income Housing Fund</i>	<u>\$445,460</u>	<u>\$478,220</u>	<u>\$0</u>	<u>\$923,680</u>

SUMMARY OF APPROPRIATIONS BY FUND & DEPARTMENT - FISCAL YEAR 2010-11 (Continued)

	<u>Salaries & Benefits</u>	<u>Maintenance & Support</u>	<u>Capital Outlay</u>	<u>Total</u>
REDEVELOPMENT AGENCY ADMINISTRATIVE FUND (89)				
Redevelopment & Economic Development	\$771,730	\$2,259,790	\$10,000	\$3,041,520
Support Departments				
City Council	\$3,600			\$3,600
City Manager	235,500	\$103,950		339,450
Administrative Services	193,450	100,880		294,330
Human Resources	2,820			2,820
Community Development	327,160	216,380		543,540
Engineering	214,250	13,670		227,920
Maintenance Services	154,740	62,420		217,160
Parks & Recreation	113,790	56,480		170,270
<i>Total Support Departments</i>	<u>\$1,245,310</u>	<u>\$553,780</u>	<u>\$0</u>	<u>\$1,799,090</u>
<i>Total Redev. Agency Admin. Fund</i>	<u>\$2,017,040</u>	<u>\$2,813,570</u>	<u>\$10,000</u>	<u>\$4,840,610</u>
REDEVELOPMENT AGENCY PROJECT FUNDS (81)(82)(83)				
Current Capital Projects				
Orangefair Project Area			\$500,000	\$500,000
Central Project Area			200,000	200,000
East Project Area			14,650,000	14,650,000
<i>Total Current Capital Projects</i>			<u>\$15,350,000</u>	<u>\$15,350,000</u>
<i>Total Redev. Agency Project Funds</i>	<u>\$0</u>	<u>\$0</u>	<u>\$15,350,000</u>	<u>\$15,350,000</u>
TOTAL REDEVELOPMENT AGENCY APPROPRIATIONS	<u><u>\$2,462,500</u></u>	<u><u>\$13,674,960</u></u>	<u><u>\$15,360,000</u></u>	<u><u>\$31,497,460</u></u>

**REDEVELOPMENT AND ECONOMIC DEVELOPMENT
SUMMARY OF DIRECT AND INDIRECT OVERHEAD CHARGES
TO REDEVELOPMENT BY CITY DEPARTMENTS**

	2009-10 Adopted	2010-11 Adopted
--	--------------------	--------------------

DIRECT CHARGES

The following Redevelopment Agency costs are charged by City departments as direct overhead charges in Funds 80 and 89. As such, they are shown in the respective department budgets.

City Council

Salaries (Fund 89)	\$3,600	\$3,600
Maintenance & Support (Fund 80)	2,290	2,290
Total City Council	\$5,890	\$5,890

Includes \$30 for each Agency meeting attended by the board members and \$2,290 for membership dues for Southern California Association of Governments.

City Manager

Salaries & Benefits	\$235,500	\$235,500
Maintenance & Support	103,950	103,950
Total City Manager	\$339,450	\$339,450

Includes .5 of City Manager, .4 of Executive Assistant, .25 of Assistant to the City Manager, and .1 of Public Information Officer salaries for involvement in Redevelopment and Economic Development activities, and Agency's share of legislative advocacy and grant writing services.

Administrative Services

Salaries & Benefits	\$195,570	\$193,450
Maintenance & Support	101,230	100,880
Total Administrative Services	\$296,800	\$294,330

Includes .6 of Accounting Supervisor, .2 each of Accountants I and II and .15 each for Director of Administrative Services, Fiscal Services Manager, and Budget Analyst for activities related to Redevelopment, and Agency's share of training, auditing, legal fees, and debt service for Enterprise Resource Planning system.

Community Development

Fund 89*

Salaries & Benefits	\$323,700	\$327,160
Maintenance & Support	219,530	216,380
Total Fund 89	\$543,230	\$543,540

Fund 80**

Salaries & Benefits	\$294,060	\$294,640
Maintenance & Support	80,480	79,900
Total Fund 80	\$374,540	\$374,540

Total Community Development

	\$917,770	\$918,080
--	------------------	------------------

* Includes .2 of Director of Community Development, .1 of Administrative Assistant I, .4 of Clerical Assistant III, .3 of Planning Manager, .75 of Senior Planner, .1 of GIS Specialist, and 1.0 Community Preservation Officer.

** Includes .25 of Director of Community Development, .1 of Administrative Assistant I, .3 of Clerical Assistant III, .25 of Planning Manager, .3 of Associate Planner, .5 of Housing Programs Supervisor, .3 of Housing Programs Assistant, .4 of Housing & Community Development Inspector, and allowance for consultant, legal and advertising fees, and compliance inspections.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT
SUMMARY OF DIRECT AND INDIRECT OVERHEAD CHARGES (continued)

	<u>2009-10 Adopted</u>	<u>2010-11 Adopted</u>
Human Resources		
Salaries & Benefits	\$2,820	\$2,820
Total Human Resources	<u>\$2,820</u>	<u>\$2,820</u>
Includes .05 of Clerical Assistant III.		
Engineering		
Salaries & Benefits	\$209,150	\$214,250
Maintenance & Support	13,390	13,670
Total Engineering	<u>\$222,540</u>	<u>\$227,920</u>
Includes .11 of Director of Engineering, .11 of Administrative Assistant I, .5 of Real Property Agent, .25 of Sr. Administrative Analyst, and .51 of Sr. Civil Engineer, 1.0 of Civil Engineer, 1.0 Clerical Assistant III, and .8 of Assistant Engineer.		
Maintenance Services		
Salaries & Benefits	\$153,170	\$154,740
Maintenance & Support	62,420	62,420
Total Maintenance Services	<u>\$215,590</u>	<u>\$217,160</u>
Includes 1.5 Maintenance Workers (streets), 1.5 Maintenance Workers (landscape), and activities related to maintenance of Agency-owned properties, which are primarily located in the downtown and Fullerton Transportation Center.		
Parks & Recreation		
Salaries & Benefits	\$111,130	\$113,790
Maintenance & Support	56,480	56,480
Total Parks & Recreation	<u>\$167,610</u>	<u>\$170,270</u>
Includes .2 of Recreation Manager's time spent on Newsletter, .55 of Cultural Events Specialist, .25 of Cultural & Events Manager, and .1 of Cultural Events Production Assistant for downtown events, and contribution for First Night. Included in the CIP (Fund 82) is .15 of Museum Educator.		
TOTAL DIRECT CHARGES	<u>\$2,168,470</u>	<u>\$2,175,920</u>
INDIRECT CHARGES		
Account 6706 contains the indirect charges to Redevelopment. These are expenses generated by general City operations, which are shared by all departments.		
City Council	\$42,580	\$42,530
City Clerk	115,230	117,900
City Treasurer	17,660	17,950
Rent	24,480	24,480
Budget Printing	1,000	1,000
General Overhead	192,620	193,890
TOTAL INDIRECT CHARGES	<u>\$393,570</u>	<u>\$397,750</u>
TOTAL DIRECT AND INDIRECT CHARGES	<u>\$2,562,040</u>	<u>\$2,573,670</u>