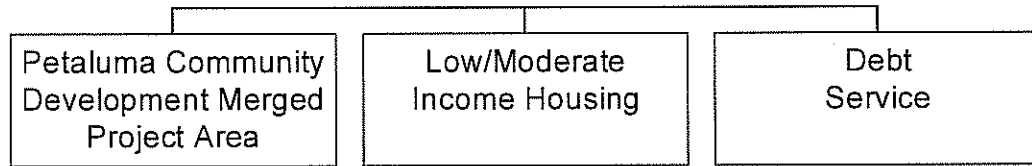


PETALUMA COMMUNITY DEVELOPMENT COMMISSION



PETALUMA COMMUNITY DEVELOPMENT COMMISSION

The Petaluma Community Development Commission (PCDC) was activated on December 1, 1975 and adopted the Redevelopment Plan for the Central Business District Project Area on September 27, 1976. In 1988, the PCDC adopted the Petaluma Community Development Project Area. In adopting the redevelopment project areas, the PCDC exercises all redevelopment powers authorized under the Constitution and the Health & Safety Code of the State of California. The seven member board of the PCDC are the members of the Petaluma City Council. The City Manager acts as the Commission's Executive Director. During FY 06-07, the process to combine the PCD and CBD was completed.

The City Manager, Finance, and Public Works Department administers PCDC projects consistent with the Redevelopment Plan, the PCDC Five-Year Implementation Plan, the River Access and Enhancement Plan, the Central Petaluma Specific Plan and the General Plan. The main focus of the departmental work plan involves the design and construction of capital improvements identified in the Five-Year Implementation Plan. A new Five-Year Implementation Plan is scheduled to be approved in June, 2007.

MISSION STATEMENT

Our mission is to enhance the quality of life in Petaluma by building affordable housing, eliminating urban blight, fostering economic revitalization, and providing an environment conducive to social and economic growth.

CHALLENGES FACING DEPARTMENT

Tax Allocation Bonds (TABs) are the means by which capital improvement projects are financed and, without them, redevelopment capital projects would be substantially curtailed in the future. Redevelopment is one of the few remaining tools that local governments in California have to restore economic vitality to their downtown cores.

Tax increment is used to finance TABs in order to build new capital projects. TABs are the means by which debt can be financed in order to build projects that will restore the economic vitality of downtown Petaluma. The PCDC issued \$30 million in TABs in April, 2007, to be used to implement the first two years of the new Five Year PCDC Implementation Plan.

DEPARTMENT SUMMARY

Petaluma Community Development Commission Merged Project Area

Department/ Division	FY 2008-09 Revised Positions	FY 2009-10 Authorized Positions	FY 2009-10 Total Budget
Merged Project Area	3.30	3.25	\$ 8,608,300
Capital Projects	3.95	3.05	\$ 3,048,000
Debt Service	<u>0.00</u>	<u>0.00</u>	<u>\$ 5,000,000</u>
Sub-Total	7.25	6.30	\$ 16,656,300
Low/Mod Inc. Housing*	<u>2.00</u>	<u>2.00</u>	<u>\$ 1,750,650</u>
Total Positions	9.25	8.30	\$ 18,406,950
			Total Appropriations
			<u>\$ 18,406,950</u>
Part Time			
Full Time Equivalent	0.74	0.12	
Part Time Hours	1,536	255	

*Included in Special Revenue Fund Section City Manager Department

Budget Comparison to Prior Years

Description	FY 2007-08 Actual	FY 2008-09 Revised Budget	FY 2008-09 Estimated Actual	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
General and Administrative	\$ 210,913	\$ 261,400	\$ 61,400	\$ 226,900	\$ -	\$ 226,900
Salaries	797,660	1,073,600	865,050	788,600	-	788,600
Benefits	173,874	264,100	241,850	177,450	-	177,450
Services/Supplies	1,679,668	547,900	298,950	241,900	-	241,900
Other Debt Expenditures	8,072	6,000	6,000	1,000	-	1,000
Program Expenditures	232,062	3,446,250	2,291,000	1,576,900	-	1,576,900
Capital Equipment/Assets	8,100	-	-	-	-	-
Capital Projects	2,548,871	5,120,000	2,300,000	2,698,000	-	2,698,000
Debt Service Principal	1,184,000	1,312,000	1,312,000	1,671,400	-	1,671,400
Debt Service Interest	3,484,023	3,359,600	3,359,600	3,308,600	-	3,308,600
Pass-Through Payments	4,775,485	5,000,000	5,293,300	5,300,000	-	5,300,000
Transfers Out	<u>20,203,538</u>	<u>12,685,100</u>	<u>6,356,100</u>	<u>1,369,600</u>	<u>-</u>	<u>1,369,600</u>
Sub-Total	35,306,266	33,075,950	22,385,250	17,360,350	-	17,360,350
Intragovernmental	<u>1,031,612</u>	<u>897,850</u>	<u>1,002,850</u>	<u>1,046,600</u>	<u>-</u>	<u>1,046,600</u>
Totals	<u>\$ 36,337,878</u>	<u>\$ 33,973,800</u>	<u>\$ 23,388,100</u>	<u>\$ 18,406,950</u>	<u>\$ -</u>	<u>\$ 18,406,950</u>

PCDC

Merged Project Area

Budget Comparison to Prior Years

Description	FY 2007-08 Actual	FY 2008-09 Revised Budget	FY 2008-09 Estimated Actual	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
General and Administrative	\$ 154,143	\$ 200,000	\$ -	\$ 160,000	\$ -	\$ 160,000
Salaries	398,402	337,900	308,600	338,800	-	338,800
Benefits	77,325	78,350	78,350	90,050	-	90,050
Services/Supplies	155,443	433,450	178,400	161,750	-	161,750
Program Expenditures	70,225	708,500	74,250	350,000	-	350,000
Capital Equipment	-	-	-	-	-	-
ERAF/Pass-Through Payments	4,775,485	5,000,000	5,293,300	5,300,000	-	5,300,000
Transfers Out	<u>19,747,788</u>	<u>12,685,100</u>	<u>6,356,100</u>	<u>1,304,600</u>	-	<u>1,304,600</u>
Sub-Total	25,378,811	19,443,300	12,289,000	7,705,200	-	7,705,200
Intragovernmental Charges	<u>802,050</u>	<u>833,550</u>	<u>833,550</u>	<u>903,100</u>	-	<u>903,100</u>
Totals	\$ 26,180,861	\$ 20,276,850	\$ 13,122,550	\$ 8,608,300	\$ -	\$ 8,608,300

POSITIONS	FY 2007-08 Funded Positions	FY 2008-09 Funded Positions	FY 2008-09 Revised Positions	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
Green Building Project Manager	0.00	0.00	0.00	0.50	0.00	0.50
Admin Assistant (5400)	0.25	0.25	0.25	0.50	0.00	0.50
Budget/Grants Manager (5400)	0.45	0.35	0.35	0.30	0.00	0.30
City Manager (5400)	0.50	0.50	0.50	0.50	0.00	0.50
Dir. of Finance (5400)	0.30	0.30	0.30	0.30	0.00	0.30
Dir. Of Public Works (5400)	0.20	0.20	0.20	0.20	0.00	0.20
Engineering Manager (5400)	0.05	0.05	0.05	0.05	0.00	0.05
Office Asst. II (5400)	1.00	1.00	1.00	0.25	0.00	0.25
Dir. Community Development	0.00	0.00	0.00	0.00	0.00	0.00
Secretary (5400)	0.50	0.50	0.50	0.50	0.00	0.50
Senior Civil Engineer (5400)	0.00	0.15	0.15	0.15	0.00	0.15
Total Division Positions	<u>3.25</u>	<u>3.30</u>	<u>3.30</u>	<u>3.25</u>	<u>0.00</u>	<u>3.25</u>
Full Time Equivalent	0.00	0.00	0.00	0.00	0.00	0.00
Part Time Hours	0	0	0	0	0	0

PCDC

Debt Service

Budget Comparison to Prior Years

Description	FY 2007-08 Actual	FY 2008-09 Revised Budget	FY 2008-09 Estimated Actual	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
General and Administrative	\$ 18,234	\$ 14,500	\$ 14,500	\$ 19,000	\$ -	\$ 19,000
Other Debt Expenditures	8,072	6,000	6,000	1,000	-	1,000
Debt Service Principal	1,184,000	1,312,000	1,312,000	1,671,400	-	1,671,400
Debt Service Interest	3,484,023	3,359,600	3,359,600	3,308,600	-	3,308,600
Transfers Out	455,750	-	-	-	-	-
Sub-Total	5,150,079	4,692,100	4,692,100	5,000,000	-	5,000,000
Intragovernmental Charges	-	-	-	-	-	-
Totals	\$ 5,150,079	\$ 4,692,100	\$ 4,692,100	\$ 5,000,000	\$ -	\$ 5,000,000

PCDC

Low/Mod Inc. Housing

Budget Comparison to Prior Years

Description	FY 2007-08 Actual	FY 2008-09 Revised Budget	FY 2008-09 Estimated Actual	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
General and Administrative	\$ 38,536	\$ 46,900	\$ 46,900	\$ 47,900	\$ -	\$ 47,900
Salaries	167,429	216,500	244,000	199,800	-	199,800
Benefits	45,451	58,200	70,300	57,400	-	57,400
Services/Supplies	114,941	111,950	120,550	80,150	-	80,150
Program Expenditures	161,837	2,737,750	2,216,750	1,226,900	-	1,226,900
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>	<u>65,000</u>	<u>-</u>	<u>65,000</u>
Sub-Total	528,194	3,171,300	2,698,500	1,677,150	-	1,677,150
Intragovernmental Charges	<u>67,000</u>	<u>64,300</u>	<u>64,300</u>	<u>73,500</u>	<u>-</u>	<u>73,500</u>
Totals	\$ 595,194	\$ 3,235,600	\$ 2,762,800	\$ 1,750,650	\$ -	\$ 1,750,650

POSITIONS	FY 2007-08 Funded Positions	FY 2008-09 Funded Positions	FY 2008-09 Revised Positions	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
Housing Administrator (5110)	1.00	1.00	1.00	1.00	0.00	1.00
Housing Program Manager (511)	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>1.00</u>	<u>0.00</u>	<u>1.00</u>
Total Division Positions	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>2.00</u>	<u>0.00</u>	<u>2.00</u>
Full Time Equivalent	0.00	0.00	0.00	0.12	0.00	0.12
Part Time Hours	0	0	0	255	0	255

PCDC

Merged PCDC CIP

Budget Comparison to Prior Years

Description	FY 2007-08 Actual	FY 2008-09 Revised Budget	FY 2008-09 Estimated Actual	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
Salaries	\$ 231,829	\$ 519,200	\$ 312,450	\$ 250,000	\$ -	250,000
Benefits	51,098	127,550	93,200	30,000	-	30,000
Services/Supplies	1,409,284	2,500	-	-	-	-
Capital Equipment/Assets	8,100	-	-	-	-	-
Capital Imp. Projects	<u>2,548,871</u>	<u>5,120,000</u>	<u>2,300,000</u>	<u>2,698,000</u>	-	<u>2,698,000</u>
Transfers Out	-	-	-	-	-	-
Sub-Total	4,249,182	5,769,250	2,705,650	2,978,000	-	2,978,000
Intragovernmental Charges	<u>162,562</u>	-	<u>105,000</u>	<u>70,000</u>	-	<u>70,000</u>
Totals	\$ 4,411,744	\$ 5,769,250	\$ 2,810,650	\$ 3,048,000	\$ -	\$ 3,048,000

POSITIONS	FY 2007-08 Funded Positions	FY 2008-09 Funded Positions	FY 2008-09 Revised Positions	FY 2009-10 Baseline Requests	FY 2009-10 Recommend Policy	FY 2009-10 Recommend Budget
Redev. Program Manager	0.00	0.00	0.00	0.00	0.00	0.00
Accountant Analyst	0.30	0.30	0.30	0.30	0.00	0.30
Asst. Civil Engineer	0.00	0.00	0.00	0.00	0.00	0.00
Budget/Grants Project Manager	0.00	0.10	0.10	0.00	0.00	0.00
Commercial Services Manager	0.00	0.25	0.25	0.25	0.00	0.25
Engineering Manager	0.60	0.70	0.70	0.60	0.00	0.60
Green Building Project Manager	1.00	0.50	0.50	0.20	0.00	0.20
Inspection Supervisor	0.10	0.30	0.30	0.15	0.00	0.15
Public Works Inspector I	0.00	0.00	0.00	0.00	0.00	0.00
Public Works Inspector II	0.00	0.70	0.70	0.70	0.00	0.70
Redev. Project Manager	0.00	0.00	0.00	0.00	0.00	0.00
Senior Civil Eng	<u>0.95</u>	<u>1.10</u>	<u>1.10</u>	<u>0.85</u>	<u>0.00</u>	<u>0.85</u>
Total Division Positions	<u>2.95</u>	<u>3.95</u>	<u>3.95</u>	<u>3.05</u>	<u>0.00</u>	<u>3.05</u>
Full Time Equivalent	0.00	0.00	0.74	0.00	0.00	0.00
Part Time Hours	0	0	1,536	0	0	0

Transfers Out included in Capital Improvement Projects

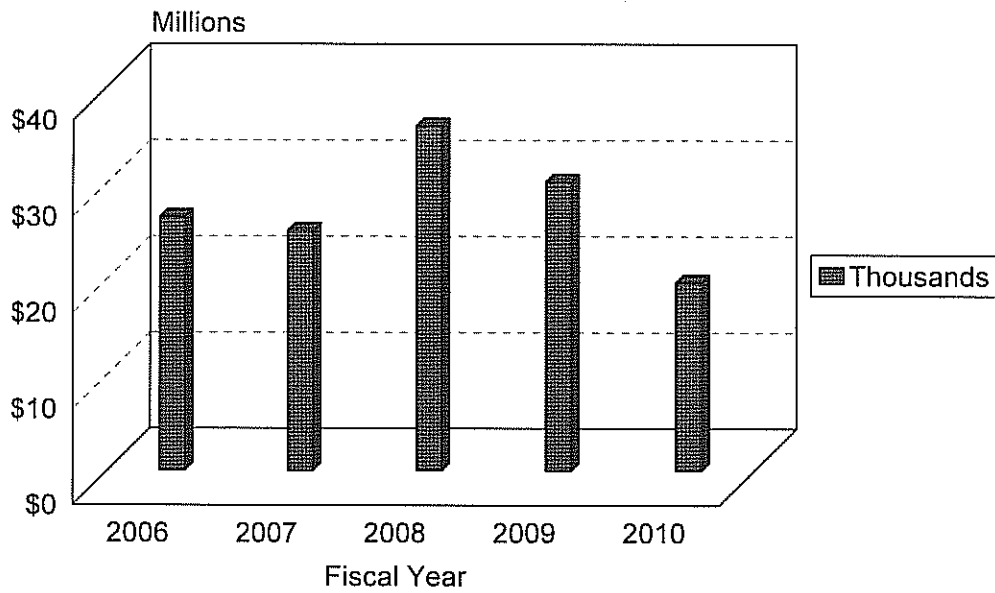
PETALUMA COMMUNITY DEVELOPMENT COMMISSION

FULL TIME POSITION ALLOCATION BY FUND
 FY 09-10

DEPARTMENT POSITION	FY 06-07 Positions	FY 07-08 Positions	FY 08-09 Positions	FY 09-10 Positions	General Fund	OTHER FUNDS		
						Water	Sewer	Others
ECONOMIC DEV./REDEVELOPMENT								
Accountant Analyst	0.30	0.30	0.30	0.30				0.30
Administrative Assistant	0.00	0.25	0.25	0.50				0.50
Asst in Civil Engineer	0.05	0.00	0.45	0.00				0.00
Budget/Grants Project Manager	0.10	0.45	0.45	0.30				0.30
City Manager	0.50	0.50	0.50	0.15				0.15
Comm Services Mgr	0.00	0.00	0.25	0.25				0.25
Dir. Of Community Development	0.00	0.00	0.00	0.35				0.35
Director of Finance	0.20	0.30	0.30	0.30				0.30
Director of Public Works	0.20	0.20	0.20	0.20				0.20
Engineering Manager	0.60	0.65	0.75	0.65				0.65
Green Bldg Proj Mgr	0.00	0.00	0.50	0.65				0.65
Housing Administrator	0.60	0.80	1.00	1.00				1.00
Housing Project Coordinator	1.00	1.00	1.00	1.00				1.00
Inspection Supervisor	0.35	0.10	0.30	0.15				0.15
Office Asst. II	1.00	1.00	1.00	0.25				0.25
Public Works Insp I/II	0.00	0.00	0.70	0.70				0.70
Redevelopment Program Manager	0.00	0.00	0.00	0.00				0.00
Redevelopment Project Manager	1.00	0.00	0.00	0.00				0.00
Secretary	0.50	0.50	0.50	0.50				0.50
Senior Civil Engr	0.00	0.40	1.25	1.05				1.05
Total Econ. Dev./Redevelopment	6.40	6.45	9.70	8.30	0.00	0.00	0.00	8.30

- The Housing Administrator and Project Coordinator are funded by Low & Moderate Income Housing funds but are part of the City Manager's Office.
- The Finance Director, Public Works Director and the City Manager are partially funded by the Merged Redevelopment District but are part of their individual departments.
- An Accountant Analyst is also funded through the Capital Project Funds, but is part of the Finance Department.
- All other positions are partially funded by PCDC Capital Project funds and the Merged Redevelopment District but are part of the Public Works Department.

PETALUMA COMMUNITY DEVELOPMENT COMMISSION ANNUAL BUDGET COMPARISON



PCDC APPROPRIATIONS

