



## 2006 – 2007 Proposed Budget --- Budget Summary Special Capital Projects Fund

### 2006 – 2007 Special Capital Project Fund Budget Highlights



#### **Virginia Garcia Memorial Health Center McMinnville Primary Care Clinic**

- During fiscal 2003 – 2004, Virginia Garcia Memorial Health Center (VGC) approached the City to apply for a Community Development Block Grant (CDBG) grant. As VGC is a non-profit corporation, VGC cannot directly receive Housing and Urban Development federal grants. CDBG grants must be applied for in the name of a city or county.
- In 2003 – 2004, the City of McMinnville contracted with Mid-Willamette Council of Governments (MWVCOG) for grant administration.
- During fiscal 2004 – 2005, Virginia Garcia Clinic raised additional funds to augment the CDBG grant and secured financing for the remainder of the planned facility.
- During fiscal 2005 – 2006, construction of the new Virginia Garcia Memorial Health Center McMinnville Primary Care Clinic began. The total project is presently estimated at ~\$2,375,000.

#### **Virginia Garcia Memorial Health Center Primary Clinic Community Development Block Grant (CDBG)**

- During fiscal 2005 – 2006, all of the \$581,000 construction CDBG money will likely have been requested from CDBG.
- The \$5,000 CDBG funds remaining and budgeted in 2006 – 2007 are for MWVCOG grant administration.

#### **Virginia Garcia Clinic (VGC) – Project Support:**

- Virginia Garcia Clinic pays the project architect directly from VGC funds, but since these expenditures are part of the CDBG local match, they must be recorded on the City's books as revenue received and expended.
- Federal grant dollars, such as CDBG, are subject to special federal single audit procedures and must be disclosed in the City's financial statements for federal single audit purposes.
- No City of McMinnville money is dedicated to this project, although Administrative and Finance staff time is devoted to the project.

#### **VGC Project Financing ---- \$1,500,000**

- VGC has a loan guarantee up to this limit, although VGC is trying to fundraise additional funds so as to be able to borrow less.

#### **VGC – Private Foundation Grants ---- \$0**

- Although no private foundation grants are budgeted for 2006-2007, during 2005 – 2006, VGC was awarded \$500,000 in private foundation grants.
- Hopefully, VGC will receive more, yet to be awarded, private foundation grants, which will then lower the amount of borrowing needed to complete the facility.



Special Capital Projects Fund  
is totally funded by grants and  
donations.



## Special Capital Projects Fund --- Historical Highlights

**1989** City awarded Housing and Urban Development (HUD) community development block grant (CDBG) to purchase a residence for Henderson House Family Crisis Shelter - \$102,500.

**1990** City awarded HUD CDBG for the historic Samuel Cozine House Restoration Project - \$90,000, future home of the McMinnville Downtown Association.

**1991** City awarded first HUD CDBG for city housing rehabilitation projects - \$210,000. City contracts with Housing Authority of Yamhill County to administer the grant and rehabilitation projects.



Housing Rehabilitation Revolving Loan Fund used to help low income homeowners make emergency or deferred maintenance housing rehabilitation improvements.

Housing Rehabilitation Revolving Loan Fund, administered by the Housing Authority of Yamhill County (HAYC).



**1993** City awarded HUD CDBG to help build a stand-alone McMinnville Senior Center - \$600,000.

**1995** City awarded HUD CDBG for Juliette's House Renovation Project - \$341,500 – Child Abuse Prevention Center. City contracts with Mid-Willamette Council of Governments (MWVCOG) to administer the liaison with Juliette's House for the project.

**1997** City awarded second HUD CDBG for city housing rehabilitation projects - \$330,000. City contracts with Housing Authority of Yamhill County to administer the grant and rehabilitation projects.

**2002** Housing Authority of Yamhill County incorporates Yamhill County Housing Rehabilitation Association and 1991 and 1997 HUD CDBG assets and loans receivable transferred to this new nonprofit corporation.



~70 McMinnville homeowners have been assisted by the 3 HUD Housing Rehabilitation Grants

**2003** City awarded third HUD CDBG for city housing rehabilitation projects - \$300,000. City contracts with Housing Authority of Yamhill County to administer the grant and rehabilitation projects. Grant assets and loans receivable property of Yamhill County Housing Rehabilitation Association.

**2003** Yamhill County Housing Rehabilitation Association changes name to Yamhill County Affordable Housing Corporation.



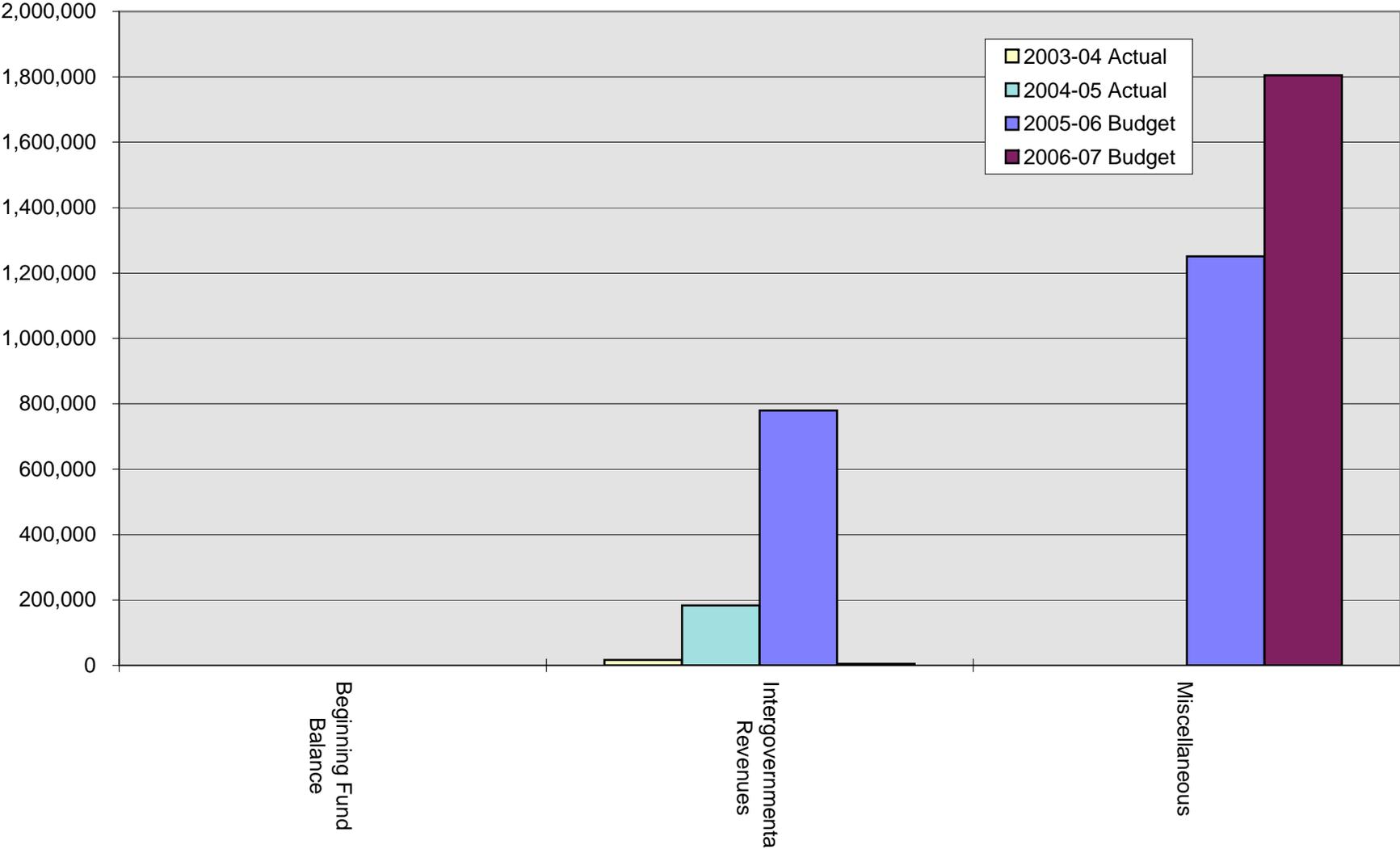
## Special Capital Projects Fund --- Historical Highlights

**2004** City awarded HUD CDBG for Virginia Garcia Clinic (VGC) to help VGC build the Virginia Garcia Memorial Health Center Primary Care Clinic across Three Mile Lane from Willamette Valley Medical Center - \$600,000. City contracts with Mid-Willamette Council of Governments (MWVCOG) to administer the liaison with VGC for the City.

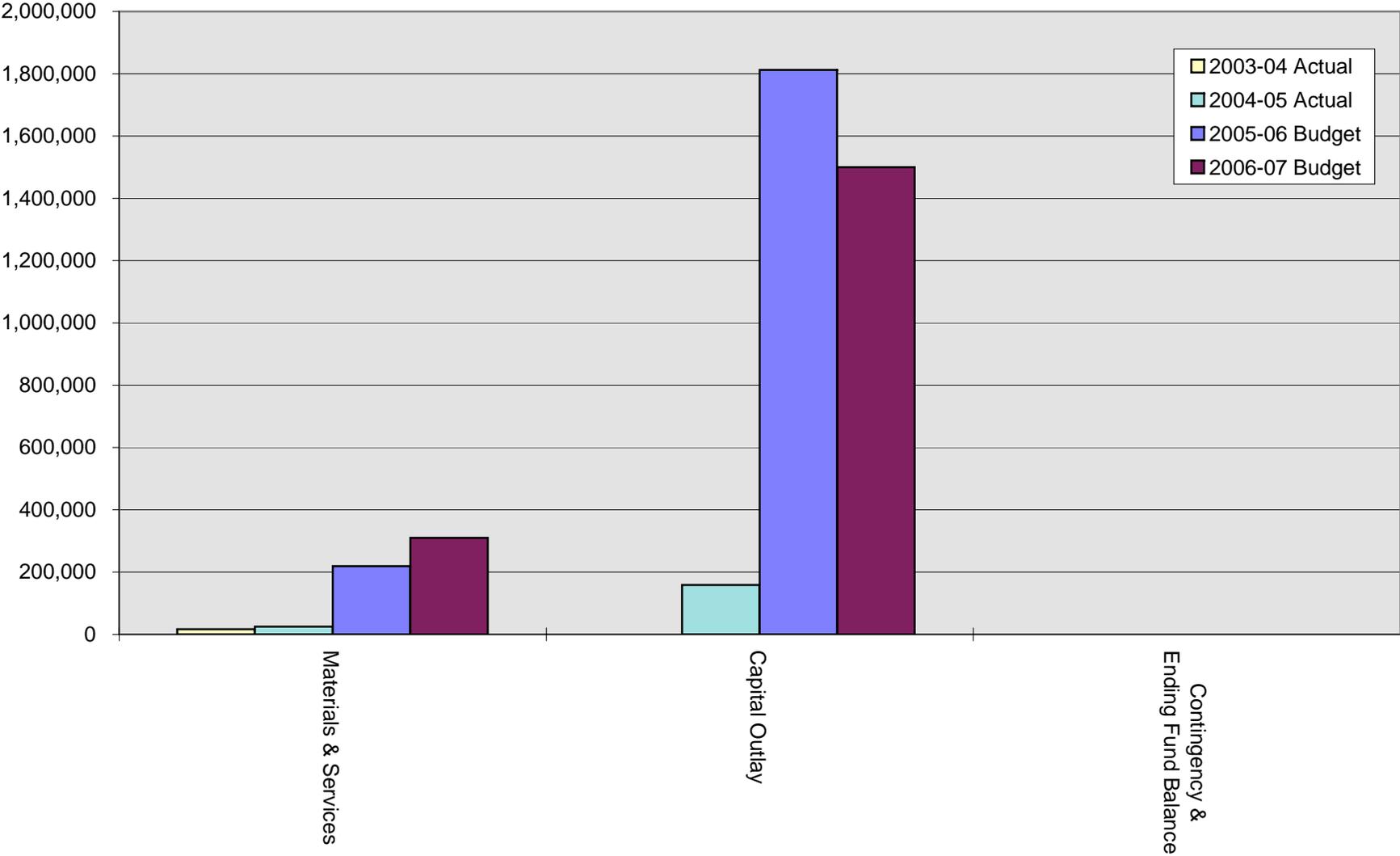


**2006** Construction begins on Virginia Garcia Memorial Health Center's McMinnville Primary Care Clinic with \$1,500,000 financing in place if needed to complete the project.

# Special Capital Projects Fund Resources



# Special Capital Projects Fund Requirements



**SPECIAL CAPITAL PROJECTS FUND**

2006-07

02-Aug-06

53	00	ACTUAL 2003-04	ACTUAL 2004-05	BUDGET 2005-06		NUMBER OF EMPLOYEES	PROPOSED 2006-07	APPROVED 2006-07	ADOPTED 2006-07
<b>RESOURCES</b>									
<b><u>BEGINNING FUND BALANCE</u></b>									
		0	0	0	<b>60000-02</b>	DESIGNATED BEGIN FUND BALANCE:	0.00	0	0
		0	0	0	<b>60000-81</b>	DBFB - VIRGINIA GARCIA CLNIC	0.00	0	100,000
		0	0	0	<b>60001-00</b>	BEGINNING FUND BALANCE	0.00	0	0
		0	0	0		<b>TOTAL BEGINNING FUND BALANCE</b>	0.00	0	100,000
<b><u>INTERGOVERNMENTAL REVENUES</u></b>									
		0	0	0	<b>60093-00</b>	COMMUNITY DEVELOP BLOCK GRANT:	0.00	0	0
		15,000	183,347	180,000	<b>60093-04</b>	CDBG -'04 HSE REHABILITATION	0.00	0	0
		1,777	0	600,000	<b>60093-81</b>	CDBG - VIRGINIA GARCIA CLNIC	0.00	5,000	5,000
<p>The City of McMinnville was requested by Virginia Garcia Clinic to apply for and was successful in receiving an Oregon Commmunity Development Block Grant (CDBG) funded by the U.S. Department of Housing and Urban Development. Through a combination of this CDBG grant, Virginia Garcia Clinic's (VGC) presently available funds, miscellaneous private foundation grants, and VGC debt financing, the new Virginia Garcia Memorial Health Center Primary Care Clinic will be constructed with a total project cost of approximately \$2,375,000.</p>									
<p>*RG and CW --- Accrue CDBG Request #8 A/R @ 06.30.06 !!!</p>									
		16,777	183,347	780,000		<b>TOTAL INTERGOVERNMENTAL REVENUES</b>	0.00	5,000	5,000
<b><u>MISCELLANEOUS</u></b>									
		0	0	0	<b>60143-81</b>	VIRGINIA GARCIA CLINIC:	0.00	0	0
		0	0	144,000	<b>60144-81</b>	VGC PROJECT SUPPORT	0.00	300,000	300,000
<p>The City has authorized Virginia Garcia Clinic to contract directly with Scott/Edwards Architects, LLP to design the Virginia Garcia Memorial Health Center Primary Care Clinic. As these dolloars are part of the Community Development Block Grant local match, record of the expenditures must flow through the City's budget.</p>									
<p>Budget Note: No City of McMinnville money will fund this project; although Administrative and Finance Department staff time is devoted to the project.</p>									
<p>*CB --- Added \$2,000 for last check from VGC to balance fund !!! Did not account for \$18,885 received in early June 2006 !!!</p>									
<p>CB --- Prepare VGC Accounting through 06.30.2006 !!!</p>									

**SPECIAL CAPITAL PROJECTS FUND**

*2006-07*

02-Aug-06

53	00								
ACTUAL	ACTUAL	BUDGET			NUMBER OF	PROPOSED	APPROVED	ADOPTED	
2003-04	2004-05	2005-06			EMPLOYEES	2006-07	2006-07	2006-07	
0	0	756,700	<b>60145-81</b>	<b>VGC PROJECT FINANCING</b>	0.00	1,500,000	1,500,000	1,500,000	1,500,000
				Virginia Garcia Clinic has obtained financing up to \$1,500,000 through National Cooperative Bank (NCB) Development Corporation based in Washington DC. NCB Development Corporation's mission is "to provide development and financial solutions that empower underserved communities to address the problems poverty creates in America."					
				Budget Note: No City of McMinnville money will fund this project; although Administrative and Finance Department staff time is devoted to the project.					
0	0	0	<b>60151-00</b>	<b>INTEREST:</b>	0.00	0	0	0	0
0	0	0	<b>60151-81</b>	<b>INTEREST - VGC</b>	0.00	5,000	5,000	5,000	5,000
				Virginia Garcia Clinic (VGC) private foundation grant funds are on deposit in a Local Government Pool Account the City of McMinnville has opened in VGC's name. These funds, until utilized, draw interest for VGC.					
				*RG and CW --- Interest pay back JE @ 06.30.2006 !!!					
0	0	350,000	<b>60157-81</b>	<b>VGC - PRIVATE FOUNDATION GRNTS</b>	0.00	0	0	0	0
				Budget Note #1: \$500,000 in private foundation grants was received in 2005-2006.					
				Budget Note #2: No City of McMinnville money will fund this project; although Administrative and Finance Department staff time is devoted to the project.					
0	0	1,250,700	<b>TOTAL MISCELLANEOUS</b>		0.00	1,805,000	1,805,000	1,805,000	1,805,000
<b>16,777</b>	<b>183,347</b>	<b>2,030,700</b>	<b>TOTAL RESOURCES</b>		<b>0.00</b>	<b>1,810,000</b>	<b>1,810,000</b>	<b>1,810,000</b>	<b>1,910,000</b>

**SPECIAL CAPITAL PROJECTS FUND**

2006-07

02-Aug-06

53	00	ACTUAL 2003-04	ACTUAL 2004-05	BUDGET 2005-06		NUMBER OF EMPLOYEES	PROPOSED 2006-07	APPROVED 2006-07	ADOPTED 2006-07
<b>REQUIREMENTS</b>									
<b><u>MATERIALS &amp; SERVICES</u></b>									
		0	0	0	<b>80610-00</b>	<b>YAMHILL CO AFFORDABLE HOUSING:</b>	0.00	0	0
		10,000	0	5,000	<b>80610-04</b>	<b>YCAHC - 2004 GRANT ADMIN FEE</b>	0.00	0	0
		5,000	25,000	25,000	<b>80610-05</b>	<b>YCAHC - 2004 PROGRAM MGMT</b>	0.00	0	0
		0	0	0	<b>80612-00</b>	<b>VIRGINIA GARCIA CLINIC:</b>	0.00	0	0
		0	0	28,200	<b>80612-81</b>	<b>VGC - COG ADMIN FEE-NON-CDBG</b>	0.00	0	0
		1,777	0	15,000	<b>80613-81</b>	<b>VGC - COG ADMIN FEE - CDBG</b>	0.00	10,000	10,000
<p>The City of McMinnville has contracted with the Mid-Willamete Council of Governments (MWVCOG) for administration of the Virginia Garcia Clinic CDBG. This portion of MWVCOG's administrative fee will be funded by the CDBG.</p> <p>*RG and CW --- Check to see if a MWVCOG invoice is outstanding at 06.30.06 for A/P accrual !!!</p>									
		0	0	145,500	<b>80614-81</b>	<b>VGC - PROFESSIONAL SERVICES</b>	0.00	300,000	300,000
<p>As part of Virginai Garcia Clinic's local match, VGC funds professional services expenditures.</p> <p>Budget Note: No City of McMinnville money will fund this project; although Administrative and Finance Department staff time is devoted to the project.</p>									
		16,777	25,000	218,700	<b>TOTAL MATERIALS &amp; SERVICES</b>		0.00	310,000	310,000
<b><u>CAPITAL OUTLAY</u></b>									
		0	0	0	<b>80731-00</b>	<b>HOUSING REHABILITATION:</b>	0.00	0	0
		0	158,347	150,000	<b>80731-04</b>	<b>HOUSING REHAB - 2004 CDBG</b>	0.00	0	0
		0	0	0	<b>80733-00</b>	<b>VIRGINIA GARCIA CLINIC:</b>	0.00	0	0
		0	0	1,077,000	<b>80733-81</b>	<b>VGC - NON-CDBG FUNDED</b>	0.00	1,500,000	1,500,000
<p>Virginia Garcia Memorial Health Center Primary Care Clinic construction funded from non-grant sources.</p> <p>Budget Note: No City of McMinnville money will fund this project; although Administrative and</p> <p>*RG and CW --- Possible JE to accrue end of June 2KG construction work !!!</p> <p>CB --- Check on booking retainage in this grant fund with TKW - possibly just for</p>									
		0	0	585,000	<b>80734-81</b>	<b>VGC - CDBG FUNDED</b>	0.00	0	0
<p>Budget Note: Given the construction schedule of the new Virginia Garcia Clinic, the construction fund portion of the CDBG will entirely have been received in 2005-2006.</p> <p>*RG and CW --- Possile JE to accrue end of June 2KG construction work !!!</p>									

**SPECIAL CAPITAL PROJECTS FUND**

*2006-07*

02-Aug-06

53 00	ACTUAL 2003-04	ACTUAL 2004-05	BUDGET 2005-06		NUMBER OF EMPLOYEES	PROPOSED 2006-07	APPROVED 2006-07	ADOPTED 2006-07
	0	158,347	1,812,000	<b>TOTAL CAPITAL OUTLAY</b>	0.00	1,500,000	1,500,000	1,500,000
				<b><u>PROJECT CONTINGENCIES</u></b>				
	0	0	0	80801-00 PROJECT CONTINGENCIES	0.00	0	0	100,000
	0	0	0	<b>TOTAL PROJECT CONTINGENCIES</b>	0.00	0	0	100,000
				<b><u>UNAPPROPRIATED ENDING FUND BAL</u></b>				
	0	0	0	80996-02 DESIGNATED END FUND BALANCE:	0.00	0	0	0
	0	0	0	80996-81 DEFB - VIRGINIA GARCIA CLNIC	0.00	0	0	0
	0	0	0	80997-00 UNAPPROPRIATED ENDING FUND BAL	0.00	0	0	0
	0	0	0	<b>TOTAL UNAPPROPRIATED ENDING FUND BAL</b>	0.00	0	0	0
	<b>16,777</b>	<b>183,347</b>	<b>2,030,700</b>	<b>TOTAL REQUIREMENTS</b>	<b>0.00</b>	<b>1,810,000</b>	<b>1,810,000</b>	<b>1,910,000</b>

**SPECIAL CAPITAL PROJECTS FUND**

*2006-07*

02-Aug-06

53 00	ACTUAL 2003-04	ACTUAL 2004-05	BUDGET 2005-06		NUMBER OF EMPLOYEES	PROPOSED 2006-07	APPROVED 2006-07	ADOPTED 2006-07
	16,777	183,347	2,030,700	<b><i>SPECIAL CAPITAL PROJECTS FUND TOTAL REQUIREMENTS</i></b>		1,810,000	1,810,000	1,910,000