Fund 30080
Commercial Revitalization Program

Focus

The Commercial Revitalization Program funds the development and promotion of competitive, attractive and stable commercial centers leading to improved facilities for communities. Improvements include undergrounding utilities, sidewalk construction, street lighting, tree planting and other pedestrian amenities. In the November 1988 bond referendum, Fairfax County voters approved $22.3 million for public improvements in commercial and redevelopment areas of the County. Of this amount, $17.1 million was dedicated to fund utility and street landscaping projects in three designated revitalization districts: Central Annandale, Central Springfield and Bailey's Crossroads. The remaining amount of $5.2 million was divided among the revitalization projects in the Town of Vienna, the McLean Central Business District and along a portion of the Route 1 corridor. In addition to bond proceeds, revenue from the Virginia Department of Transportation (VDOT), and developer contributions support improvement efforts within this fund.

Revitalization is one part of an overall County strategy to accomplish the economic rejuvenation of older retail and business centers. Through targeted efforts it is anticipated that these areas will become more competitive commercially, offer better services and improved shopping opportunities and will become viable candidates for private reinvestment.

No funding is included in Fund 30080 (formerly Fund 315), Commercial Revitalization Program, in FY 2014. Work will continue on existing and previously funded projects.

Changes to FY 2013 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2013 Revised Budget Plan since passage of the FY 2013 Adopted Budget Plan. Included are all adjustments made as part of the FY 2012 Carryover Review, FY 2013 Third Quarter Review, and all other approved changes through April 23, 2013.

- As part of the *FY 2012 Carryover Review*, the Board of Supervisors approved an increase of $5,954,914 due to the carryover of unexpended project balances in the amount of $3,646,914 and an adjustment of $2,308,000. This adjustment included an adjustment of $2,385,757 for the Mclean Utilities project associated with the undergrounding of utilities in the McLean Central Business District. Of this amount, $1,300,000 represented revenue received in FY 2012 from the McLean Revitalization Corporation (MRC), the appropriation of remaining bond funds in the amount of $135,757, and a General Fund transfer of $950,000 to complete this undergrounding project. The construction contract for digging the trenches and placing the conduits associated with the infrastructure for the undergrounding of the utilities and the utility company estimate to bury the electrical wires were both higher than anticipated. In addition, a decrease of $77,757 in revenues and expenditures reflects developer contribution reimbursement revenue that is no longer anticipated, based on the substantial completion of Bailey's Crossroads Streetscape.

- As part of the *FY 2013 Third Quarter Review*, the Board of Supervisors made no adjustments to this fund.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

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FUND STATEMENT

Fund 30080, Commercial Revitalization Program

	FY 2012 Actual	FY 2013 Adopted Budget Plan	FY 2013 Revised Budget Plan	FY 2014 Advertised Budget Plan	FY 2014 Adopted Budget Plan
Beginning Balance	$129,415	$0	$1,439,164	$0	$0
Revenue:					
Sale of Bonds[1]	$0	$0	$2,260,000	$0	$0
VDOT Revenues[2]	171,995	0	1,305,750	0	0
Developer Contributions[3]	1,300,000	0	0	0	0
Total Revenue	$1,471,995	$0	$3,565,750	$0	$0
Transfer In:					
General Fund (10001)	$0	$0	$950,000	$0	$0
Total Transfers In	$0	$0	$950,000	$0	$0
Total Available	$1,601,410	$0	$5,954,914	$0	$0
Total Expenditures	$162,246	$0	$5,954,914	$0	$0
Total Disbursements	$162,246	$0	$5,954,914	$0	$0
Ending Balance[4]	$1,439,164	$0	$0	$0	$0

[1] The sale of bonds is presented here for planning purposes. Actual bond sales are based on cash needs in accordance with Board policy. In the fall of 1988, the voters approved a $22.3 million Commercial Revitalization bond referendum. Including prior sales, a balance of $2.26 million remains in authorized but unissued bonds associated with the fall 1988 referendum.

[2] An amount of $1,305,750 is anticipated in VDOT revenue for Project CR-000004, McLean Streetscape ($726,750), Project CR-000002, Annandale Streetscape ($369,000) and Project CR-000003, Baileys Crossroads Streetscape ($210,000) in FY 2013 and beyond.

[3] Represents contributions in the amount of $1,300,000 received from the McLean Revitalization Corporation (MRC) for Project 2G25-075-000, McLean Utility Undergrounding.

[4] Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

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FY 2014 Summary of Capital Projects

Fund 30080, Commercial Revitalization Program

Project #	Description	Total Project Estimate	FY 2012 Actual Expenditures	FY 2013 Revised Budget	FY 2014 Advertised Budget Plan	FY 2014 Adopted Budget Plan
2G25-075-000	McLean Utilities	$3,583,934	$95,461.11	$3,488,473.07	$0	$0
CR-000001	Springfield Streetscape Phase I	3,169,236	0.00	230,926.54	0	0
CR-000002	Annandale Streetscape	7,304,596	11,341.89	732,274.83	0	0
CR-000003	Baileys Crossroads Streetscape	6,498,147	4,110.71	233,596.65	0	0
CR-000004	McLean Streetscape	2,696,452	15,887.70	1,031,897.64	0	0
CR-000005	Route 1 Streetscape	1,642,160	35,444.40	237,745.06	0	0
Total		$24,894,525	$162,245.81	$5,954,913.79	$0	$0