

# 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. 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 become viable candidates for private reinvestment. Improvements include undergrounding utilities, sidewalk construction, street lighting, tree planting, and other pedestrian amenities. In the past, Fairfax County voters have approved General Obligation bonds for public improvements in commercial and redevelopment areas of the County. The last bond referendum was dedicated to funding utility and street landscaping projects in three designated revitalization districts: Central Annandale, Central Springfield and Bailey's Crossroads. Bond funding also supported other projects including revitalization 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.

No funding is included for Fund 30080 in FY 2021. Work will continue on existing and previously funded projects.

## Pandemic Response and Impact

All capital projects are being reviewed as they move into the various stages of development, including land acquisition, design, and construction. It is anticipated that most projects will continue to move forward as planned; however, some projects, such as occupied renovations, will be delayed for safety reasons and some projects may be delayed if it is determined that the General Fund cannot support the future debt service requirements. Staffing constraints may also delay the schedules for upcoming design and construction projects.

## Changes to FY 2020 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2020 Revised Budget Plan since passage of the FY 2020 Adopted Budget Plan. Included are all adjustments made as part of the FY 2019 Carryover Review, FY 2020 Third Quarter Review, and all other approved changes through April 30, 2020.*

**Carryover Adjustments** **\$909,979**

As part of the *FY 2019 Carryover Review*, the Board of Supervisors approved funding of \$909,979 due to the carryover of unexpended project balances.

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

Category	FY 2019 Actual	FY 2020 Adopted Budget Plan	FY 2020 Revised Budget Plan	FY 2021 Advertised Budget Plan	FY 2021 Adopted Budget Plan
Beginning Balance	\$902,865	\$0	\$705,815	\$0	\$0
Revenue:					
VDOT Revenues <sup>1</sup>	\$736,315	\$0	\$204,164	\$0	\$0
Total Revenue	\$736,315	\$0	\$204,164	\$0	\$0
Total Available	\$1,639,180	\$0	\$909,979	\$0	\$0
Total Expenditures	\$933,365	\$0	\$909,979	\$0	\$0
Total Disbursements	\$933,365	\$0	\$909,979	\$0	\$0
Ending Balance <sup>2</sup>	\$705,815	\$0	\$0	\$0	\$0

<sup>1</sup> An amount of \$204,164 is anticipated in VDOT revenue for Project CR-000004, McLean Streetscape, Project CR-000002, Annandale Streetscape, and Project CR-000003, Baileys Crossroads Streetscape, in FY 2020 and beyond.

<sup>2</sup> 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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### SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	FY 2019 Actual Expenditures	FY 2020 Revised Budget	FY 2021 Advertised Budget Plan	FY 2021 Adopted Budget Plan
Annandale Streetscape (CR-000002)	\$7,304,596	\$0.00	\$166,520.36	\$0	\$0
Baileys Crossroads Streetscape (CR-000003)	6,498,147	0.00	224,369.25	0	0
McLean Streetscape (CR-000004)	3,392,898	908,482.74	297,347.63	0	0
Route 1 Streetscape (CR-000005)	1,642,160	0.00	47,623.14	0	0
Springfield Streetscape Phase I (CR-000001)	3,169,236	24,882.14	174,118.24	0	0
<b>Total</b>	<b>\$22,007,037</b>	<b>\$933,364.88</b>	<b>\$909,978.62</b>	<b>\$0</b>	<b>\$0</b>