



SANDY URBAN RENEWAL BOARD MEETING

Monday, November 03, 2025 at 6:00 PM
Sandy City Hall and via Zoom

MINUTES

TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/89357969814>

Or by phone: (253) 215-8782; Meeting ID: 89357969814

ROLL CALL

PRESENT

Chair Kathleen Walker
Board Member Chris Mayton
Board Member Laurie Smallwood
Board Member Kristina Ramseyer
Board Member Lindy Hanley
Board Member Don Hokanson

ABSENT

Board Member Rich Sheldon

APPROVAL OF MINUTES

1. Approval of Minutes: June 16, 2025

MOTION: Adopt the June 16, 2025 minutes

Motion made by Board Member Mayton, Seconded by Board Member Ramseyer.

Voting Yea: Chair Walker, Board Member Mayton, Board Member Smallwood, Board Member Ramseyer, Board Member Hanley, Board Member Hokanson

MOTION CARRIED: 6-0

NEW BUSINESS

2. Review of New Urban Renewal Financing Programs

The Executive Director summarized the staff report and provided context about the proposed financing programs, including the discussion and recommendations provided by the Economic Development Advisory Board at their recent meeting. Jon Legarza with Healthy Sustainable

Communities (HSC) was present to discuss the proposed programs, which were outlined in the meeting packet. He summarized the objectives and funding logistics of the proposed programs, including award thresholds and expected outcomes.

Board discussion ensued on the following topics:

- The frequency of application and funding cycles
- The concept of application windows and the administrative benefits thereof; concern about applicants missing application windows
- The opportunity to review the success of the programs after an initial period of time and then decide whether funding levels are appropriate; note that the funding levels proposed would run through the end of the current budget
- Clarification on lien procedures that would ensue in case of loan defaults; plans to examine balance sheets and income statements before loan approvals
- Concern about the name Sandy Ignite
- Discussion about the potential to use HSC as a third party administrator for underwriting purposes
 - Suggestion to gather quotes from other potential providers
 - Assurance from Mr. Legarza that they can accommodate the cost of analyzing loan applications within the scope of their current retainer
 - Assurance from the Executive Director that administrative overhead for processing payments and late notices can be accommodated by Finance staff
- Suggestion to ensure that owners of property are responsible for loan repayments, essentially as co-applicants, which will be important in the event a lien becomes necessary in the future
- Discussion of unveiling the new programs at a business appreciation event coordinated by HSC, which would include participants from regional partners offering funding opportunities and resources; discussion about advertising the event widely
- Suggestion to not place a limit on loan amounts to leave open the possibility of large meaningful investments; suggestion to leave the proposed limits in place and gauge the success of the program after a certain amount of time
- Caution about taking on loans that other lenders would rather avoid
- Desire to protect the urban renewal fund to ensure it remains available for emergencies
- Suggestion to communicate to prospective applicants that if they have a proposal that falls outside the exact terms of the program, they may still propose such an action for the Board's consideration
- Further clarification on the logistics of disbursing funds and the institution of controls to ensure the integrity of the programs

The Board expressed appreciation for the staff efforts to develop the proposed programs. They also provided direction to change the name and avoid the word 'ignite,' which people might associate with fire danger.

MOTION: Authorize staff to begin implementing the urban renewal grant programs as outlined in the meeting packet, but change the name to "Energize Growth"

Motion made by Board Member Hanley, Seconded by Board Member Hokanson.

Voting Yea: Chair Walker, Board Member Mayton, Board Member Smallwood, Board Member Ramseyer, Board Member Hanley, Board Member Hokanson

MOTION CARRIED: 6-0

REPORT FROM THE EXECUTIVE DIRECTOR

(none)

ADJOURN

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DRAFT