



URBAN RENEWAL AGENCY

Wednesday, June 05, 2024 at 6:00 PM

DRAFT MINUTES

PRESENT

Agency Member Rick Scholl
Vice Chair Brandon Sundeen
Agency Member Russell Hubbard
Chair Jessica Chilton (Arrived at 6:03 p.m.)

ABSENT

Agency Member Mark Gundersen

STAFF PRESENT

Administrator John Walsh
Finance Director Gloria Butsch
Community Development Project Manager Jennifer Dimsho
Deputy City Recorder Lisa Scholl

OTHERS PRESENT

Brady Preheim
Steve LeSollen
Ginny Carlson

ROLL CALL

The meeting was called to order at 6:01 p.m. by Agency Member Rick Scholl.

CONSENT AGENDA FOR APPROVAL

1. Urban Renewal Agency Minutes dated February 7, 2024

Motion: Motion made by Agency Member Scholl and seconded by Vice Chair Sundeen to approve Draft Minutes dated February 7, 2024. **Vote:** Yea: Agency Member Scholl, Vice Chair Sundeen, and Agency Member Hubbard.

PUBLIC HEARING 6 P.M. - FY 2024-2025 URA BUDGET ADOPTION

The public hearing was opened at 6:03 p.m. by Agency Member Rick Scholl.

Preheim, Brady. Preheim is concerned. He does not understand where the money is coming from for Urban Renewal. He understands that it has been the Community Development Fund funding the projects, but where is the urban renewal money?

The public hearing was closed at 6:08 p.m. by Agency Member Rick Scholl.

Mayor Scholl reported that they have sufficient funds to serve the debt. Finance Director Gloria Butsch clarified where the money is coming from. Community Development Fund is where the projects are being accounted for. She said we receive loan dollars from the state, grants, and eligible System Development Charges (SDCs) to pay for the construction of the projects. Once the loan is closed, they have three years of no payments until the debt service payments begin. During that time, the City's Urban Renewal Agency (URA) continues to accrue tax increment dollars and can be used towards the debt service payments.

Community Development Project Manager Jennifer Dimsho reviewed the two main Oregon Parks & Recreation Department grant sources which will fund over half of the construction of the Riverwalk Project.

DISCUSSION/ACTION ITEMS

2. UR-008 Authorizing IGA for Reimbursement of Materials and Services

Councilor Hubbard talked about the funding of projects downtown and City fees being increased. Citizens throughout the City are paying the price for the projects downtown. Mayor Scholl said that the City fees which are being increased are not funding the projects downtown. Mayor Scholl explained that URA funds and SDC funds are being used for the projects downtown. No other City fees are going towards the projects. Butsch explained what System Development Charges are. Administrator John Walsh clarified that the projects which can be funded by SDCs support the entire City.

Motion: Motion made by Chair Chilton and seconded by Vice Chair Sundeen to approve UR-008 Authorizing IGA for Reimbursement of Materials and Services. **Vote:** Yea: Agency Member Scholl, Chair Chilton, Vice Chair Sundeen, and Agency Member Hubbard.

3. UR-009 Adopting FY 24-25 Budget

Butsch explained that there has been no change in the Proposed Budget from the URA Budget Committee meeting where they recommended approval.

Motion: Motion made by Vice Chair Sundeen and seconded by Chair Chilton to approve UR-009 Adopting the FY 24-25 Budget. **Vote:** Yea: Agency Member Scholl, Chair Chilton, Vice Chair Sundeen, and Agency Member Hubbard.

ADMINISTRATOR REPORT

Walsh said that with Cascades leaving, the City took another look at the URA financial projections, and even in the lowest growth scenario, we are confident that we will be able to service the debt payments using the URA funds for the City's infrastructure loan. Chair Chilton reminded the URA that they will be meeting annually instead every two years because we expect growth and because of all of the projects underway.

ADJOURNMENT

Chair Chilton adjourned the meeting at 6:16 p.m.