



URBAN RENEWAL AGENCY

Wednesday, May 05, 2021 at 6:30 PM

DRAFT MINUTES

PRESENT

Chair Doug Morten
Vice Chair Stephen R. Topaz
Agency Member Rick Scholl
Agency Member Jessica Chilton
Agency Member Patrick Birkle

STAFF PRESENT

City Administrator John Walsh
Associate Planner Jennifer Dimsho

OPEN PUBLIC HEARING - 6:30 p.m. - 2021-2022 Urban Renewal Agency Budget Adoption

Chair Morten opened the public hearing at 6:30 p.m.

There were no public comments.

Chair Morten closed the public hearing at 6:35 p.m.

ROLL CALL - 6:35 p.m.

The meeting was called to order by Chair Morten at 6:35 p.m.

CONSENT AGENDA FOR APPROVAL

1. Draft Minutes dated September 2, 2020

Motion: Motion made by Agency Member Scholl and seconded by Chair Morten to approve Urban Renewal Agency minutes dated September 2, 2020. **Vote:** Yea: Chair Morten, Agency Member Scholl, Vice Chair Topaz, Agency Member Chilton, and Agency Member Birkle.

PUBLIC COMMENT

There were no public comments.

DISCUSSION/ACTION ITEMS

2. Chair/Vice Chair Selection

Motion: Motion made by Vice Chair Topaz and seconded by Agency Member Scholl to retain Chair Morten as Chair for 2021-2022. **Vote:** Yea: Agency Member Scholl, Vice Chair Topaz, Agency Member Chilton, and Agency Member Birkle.

Motion: Motion made by who Agency Member Scholl and seconded by Vice Chair Topaz to elect Agency Member Chilton to Vice Chair for 2021-2022. **Vote:** Yea: Chair Morten, Agency Member Scholl, Vice Chair Topaz, and Agency Member Birkle.

3. Resolution No. UR-06 - Adopting the 2021-2022 Budget

City Administrator Walsh reported that this resolution does three things. It adopts the Urban Renewal Budget, makes appropriations, and declares the tax increment. The budget is for \$407,000, the appropriations will all be put into contingency, and the declaration of tax increment is the maximum allowed by Oregon State law. Vice Chair Topaz confirmed that this was basically the same as what was discussed during the Urban Renewal Budget Committee Meeting. Walsh confirmed. Chair Morten read the resolution into the record.

Motion: Motion made by Vice Chair Topaz and seconded by Agency Member Scholl to approve Resolution No. UR-06. **Vote:** Yea: Chair Morten, Agency Member Scholl, Vice Chair Topaz, Agency Member Birkle, Agency Member Chilton.

ADMINISTRATOR REPORT

Walsh went over the Urban Renewal Plan goals, priorities, and project requirements as described in the adopted Urban Renewal Plan. He went through the adopted projects list, noting that the dollar value included in the plan is not intended to cover the entire project, but to help leverage additional funding, whether it is private investment, grants, or other public funding. He noted that the total projects list totals \$42,356,000, while the maximum indebtedness for the URA is \$62 million. He said the reason for the difference is that there is a debt component to the URA. This will allow the URA to fund projects sooner by taking on debt and the extra money is to service the loan (interest). Interest rates being so low is favorable to the URA.

Vice Chair Topaz asked who future URA staff report would to once it gets big enough and has its own staff. Walsh said there would typically be a URA Director who would have pro-rated time between the City and the URA. The staff would still be City employees. Vice Chair Topaz asked if the URA has any special capabilities to help with US 30 and Gable Road intersection. Walsh said the URA does have some tools to acquire properties that differ from a city, but most URA tools are intended to entice private development.

Agency Member Birkle asked about URA expenditures. He asked if they flow through the city or if expenses come from the agency directly. Walsh said they are tied together, but the URA is within its own fund of the City.

Agency Member Scholl asked to get a deeper look at the projects list at a future URA meeting. Chair Morten said that is a good idea. Chair Morten would like the URA to go over the basics for how the URA functions and closes out projects.

Agency Member Chilton would like to know how projects were included on the list. Agency Member Scholl said the projects list was vetted and approved unanimously by the overlapping taxing districts. Walsh added that there was a robust public process during the adoption of the URA Plan. He also noted that many other URAs form and then figure out their projects list. St. Helens, on the other hand, built the URA Plan on highly detailed long-range planning documents like the Riverfront Connector Plan, the Corridor Master Plan, and the Waterfront Redevelopment Framework Plan. He thinks this reason is one of the reasons for success with the City's partners and the overlapping taxing districts.

Vice Chair Topaz asked how the URA impacts the Port of Columbia County. Associate Planner Dimsho said that the Port's taxing district does overlap with the URA, but their taxing district extends well outside of the City's URA. This means the actual financial impact to the Port is relatively small. Walsh said that our relationship with the Port is strong. They are our economic partners.

Chair Morten said that in the interest of time, the URA should set a future meeting to work through any unanswered questions.

Dimsho asked who would prefer hardcopy packets. Agency Members Chilton and Birkle do not need hardcopies of the packet, just the agenda.

ADJOURNMENT

The meeting was adjourned at 6:56 p.m.