



City of Oregon City

625 Center Street
Oregon City, OR 97045
503-657-0891

Meeting Minutes - Draft

Urban Renewal Budget Committee

Tuesday, April 21, 2015

5:30 PM

Commission Chambers

REVISED

1. Convene Urban Renewal Budget Committee Meeting, Roll Call, and Introductions

The meeting was called to order at 5:45 PM by Finance Director Wyatt Parno.

Present: 12 - Brian Shaw, Dan Holladay, Robert Mahoney, Carol Pauli, Rocky Smith, Derrick Beneville, Timothy Christopher, Shawn Dachtler, Renate Mengelberg, Laura Zentner, Barb Streeter and Joanne McCall

Excused: 1 - Chris Geiger

Staffers: 5 - David Frasher, Wyatt Parno, Mireya Mcllveen, Kattie Riggs and Eric Underwood

2. Elect Chairperson

A motion was made by Committee Member Shaw, seconded by Committee Member Pauli, to nominate Dan Holladay as Chair. The motion carried by the following vote:

Aye: 12 - Brian Shaw, Dan Holladay, Robert Mahoney, Carol Pauli, Rocky Smith Jr., Derrick Beneville, Timothy Christopher, Shawn Dachtler, Renate Mengelberg, Laura Zentner, Barb Streeter and Joanne McCall

Excused: 1 - Chris Geiger

3. Review and Approve Minutes of the April 23, 2013 Budget Committee Meeting

3a. Minutes of April 23, 2013 Urban Renewal Budget Committee Meeting

A motion was made by Committee Member Beneville, seconded by Committee Member Streeter, to approve the minutes of the April 23, 2013 Budget Committee Meeting. The motion carried by the following vote:

Aye: 12 - Brian Shaw, Dan Holladay, Robert Mahoney, Carol Pauli, Rocky Smith Jr., Derrick Beneville, Timothy Christopher, Shawn Dachtler, Renate Mengelberg, Laura Zentner, Barb Streeter and Joanne McCall

Excused: 1 - Chris Geiger

4. Receive the Budget Message from the Budget Officer

4a. Budget Message

David Frasher, City Manager, said this was the proposed budget for FY 2015-2017. It was balanced and prepared according to Oregon Budget Law. He described the Urban Renewal Area of 145 acres, Urban Renewal Plan goals, Core Values, and projects and programs in the current biennium. The proposed budget focused on major projects consistent with the Urban Renewal Plan goals. The total proposed biennial budget was \$7,948,918, property taxes were projected at \$4.5 million, and the proposed spending for the biennium totaled \$6.2 million. He listed the proposed budget projects including the Cove development, McLoughlin Boulevard Enhancement Phase II, continued Urban Renewal grant programs, Train Depot, exploring options for developing infill properties, and Parking Study. He explained the growth that had occurred in the Urban Renewal District and successes from the current biennium.

There was discussion regarding Urban Renewal projects and debts.

5. Budget Review

5a. Budget Review

Wyatt Parno, Finance Director, said there was a change to the proposed budget. There were two houses the Urban Renewal Commission owned. An assessment was done in 2011 showing no money was being made on the houses and it was recommended to sell them. In the current proposed budget, they were still recommended to be sold. However, the houses had been re-analyzed and were now netting about \$20,000 per year and they were located right by the Willamette Falls Legacy Project. The change to the budget document was taking out the sale of the houses for \$300,000, which reduced the budget by \$300,000.

There was discussion regarding the value of the houses.

Mr. Parno said the debt schedule carried out to 2023 with a final balloon payment of \$8 million. He explained the three debt issues, how revenues were projected due to the tax assessor's estimates, and what was listed under miscellaneous, which was operational expenditures.

6. Public Comments

There were no public comments.

7. Approve the 2015-2017 Urban Renewal Biennial Budget of \$7,708,910 and Establish that the Maximum Amount of Tax from the Division of Taxes Shall be Levied

A motion was made by Committee Member Beneville, seconded by Committee Member Dachtler, to approve the 2015-2017 Urban Renewal Biennium Budget of \$7,708,910 and establish that the maximum amount of tax from the division of taxes shall be levied. The motion carried by the following vote:

Aye: 12 - Brian Shaw, Dan Holladay, Robert Mahoney, Carol Pauli, Rocky Smith Jr., Derrick Beneville, Timothy Christopher, Shawn Dachtler, Renate Mengelberg, Laura Zentner, Barb Streeter and Joanne McCall

Excused: 1 - Chris Geiger

8. Adjournment

The meeting was adjourned at 6:36 PM.

Respectfully submitted,

Kattie Riggs, City Recorder