



City of Oregon City

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

Meeting Minutes - Draft

Urban Renewal Budget Committee

Wednesday, May 10, 2017

5:30 PM

Pioneer Comm. Center, 615 5th St., Oregon City

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

The meeting was called to order at 5:30 PM by Chair Brian Shaw.

Present: 13 - Timothy Christopher, Joanne McCall, Frank O'Donnell, Robert Mahoney, Brian Shaw, William Gifford, Renate Mengelberg, Stephen VanHaverbeke, Mike Mitchell, Dan Holladay, Nancy Ide, Rae Gordon and Christopher Cook

Absent: 1 - Dane Johnson

2. Elect Chairperson

A motion was made by Committee Member O'Donnell, seconded by Committee Member McCall, to nominate Dan Holladay as Chair. The motion carried by the following vote:

Aye: 13 - Timothy Christopher, Joanne McCall, Frank O'Donnell, Robert Mahoney, Brian Shaw, William Gifford, Renate Mengelberg, Stephen VanHaverbeke, Mike Mitchell, Dan Holladay, Nancy Ide, Rae Gordon and Christopher Cook

3. Public Comments

There were no public comments.

4. Review and Approve Minutes of the April 21, 2015

4a. Minutes of April 21, 2015 Urban Renewal Budget Committee Meeting

A motion was made by Committee Member Shaw, seconded by Committee Member Mengelberg, to approve the minutes of the April 21, 2015 Urban Renewal Budget Committee Meeting. The motion carried by the following vote:

Aye: 13 - Timothy Christopher, Joanne McCall, Frank O'Donnell, Robert Mahoney, Brian Shaw, William Gifford, Renate Mengelberg, Stephen VanHaverbeke, Mike Mitchell, Dan Holladay, Nancy Ide, Rae Gordon and Christopher Cook

5. Receive the Budget Message from the Budget Officer

5a. Budget Message

Tony Konkol, City Manager, began the budget message presentation with thanking

staff and committee members for their hard work and time to review this budget. He said the proposed budget was balanced and prepared according to Oregon Budget Law. For the period of July 1, 2017 through June 30, 2019 the total proposed budget is \$8.4 million. Mr. Konkol provided some background that the Urban Renewal Agency is a separate legal entity from the City of Oregon City. He described the State laws that govern this Agency and the membership make-up. He continued by explaining that on November 8, 2016 Oregon City voters approved measure 3-514, amending the Oregon City Charter by prohibiting the use of existing tax increment revenues for any purpose other than retiring existing Agency debt. Mr. Konkol explained the proposed budget is funded by total biennial revenues of \$5.2 million, excluding beginning fund balance, 97% of which are from property taxes. The revenues increased by \$537,480, or 11.5%, over the previous budget. Tax increment increases are budgeted at 4.0% and 4.5% for each year of the biennium, respectively, based on growth trends in the area. Additional revenue sources include \$170,000 in income from property rentals and interest. Mr. Konkol provided the projected spending for the biennium totaling \$4.1 million and including debt repayments, the Agency's contractually obligated contribution to the Cove project, the contractually obligated Adaptive Rehab/Reuse Grant award to 503 Main Street and \$82,000 for maintenance and operations of the rental properties. Then Mr. Konkol finished by mentioning the debt outstanding on July 1, 2017 would be approximately \$9.5 million, as required by Oregon Law to finance the District's operations.

6. Budget Review

6a. Budget Review

Wyatt Parno, Finance Director, explained the requirements of holding a hearing and how the budget was created. He mentioned that once the lawsuit is settled the Commission can decide what to do with the money in reserves and there is some income from rental houses.

There was discussion regarding the lawsuit and what were to happen if the courts upheld the vote.

There was question about where the rental income comes from.

7. Approve the 2017-2019 Urban Renewal Biennial Budget of \$8,427,900 and Establish that the Maximum Amount of Tax from the Division of Taxes Shall be Levied

A motion was made by Committee Member VanHaverbeke, seconded by Committee Member Christopher, to approve the 2017-2019 Urban Renewal Biennium Budget of \$8,427,900 and establish that the maximum amount of tax from the division of taxes shall be levied. The motion carried by the following vote:

Aye: 13 - Timothy Christopher, Joanne McCall, Frank O'Donnell, Robert Mahoney, Brian Shaw, William Gifford, Renate Mengelberg, Stephen VanHaverbeke, Mike Mitchell, Dan Holladay, Nancy Ide, Rae Gordon and Christopher Cook

8. Adjournment

The meeting was adjourned at 5:44 PM.

Respectfully submitted,

Kattie Riggs, City Recorder
