

# Minutes of the Veneta Urban Renewal Agency

## May 11, 2015

Present: Sandra Larson, Tim Brooker, Thomas Cotter, Victoria Hedenstrom, and Thomas Laing

Staff: Ric Ingham, City Administrator; Kay Bork, Community Development Director; Shauna Hartz, Finance Director; Kyle Schauer, Public Works Director; Darci Henneman, City Recorder, and Joan Mariner, Fern Ridge Review

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### 1. CALL TO ORDER

Chair Larson called the Urban Renewal Agency to order at 8:33 p.m.

### 2. PUBLIC COMMENT

None

### 3. CONSENT AGENDA

**MOTION:** Thomas Cotter made a motion to approve the Consent Agenda as presented.  
Thomas Laing seconded the motion.

**VOTE:** Thomas Laing, aye; Thomas Cotter, aye; Sandra Larson, aye; Victoria Hedenstrom, aye; Tim Brooker, aye.

### 4. PROPOSED 2015 AMENDMENT TO PROJECT PRIORITIZATION LIST – TABLE 8

Ingham reviewed the timeline and prioritization list and asked if there were any questions. He said the end result of Table 8 shows that the Urban Renewal Agency's estimated unobligated maximum indebtedness is 5.4 million dollars and that includes over one million dollars of estimated project costs yet to be completed. He said we've only spent about 55% of the maximum indebtedness allowed.

Hartz said she would double check to make sure the amount is what we actually spent or if it includes the 10 year commitment for the water pipeline loan.

Ingham said if this looks okay, staff will incorporate Table 8 into the Plan and bring it back for future adoption.

In response to a question from Chair Larson, Hartz said no. 7 was included with no. 6.

Ingham said the 2002 water expansion project was completed and it was all rolled into that debt service but it didn't have its own Urban Renewal funds to define it.

It was the consensus of the agency to direct staff to bring the Plan back to the Agency for final adoption.

### 5. FEEDBACK FROM ST. VINCENT/DEPAUL ON PREFERRED DEVELOPMENT ALTERNATIVES

Ingham said based on direction from the Agency, staff provided the options to Mr. McDonald. He said he and Mr. McDonald had a good discussion but Mr. McDonald felt that none of the downtown sites were conducive to the kind of store St. Vincent/DePaul wanted to build and he indicated they would like to look at tax lot 600. Ingham said St. Vincent would have to use tax market credits to fund construction of a store but the next round of dispersing those credits is a year out, so he wouldn't be submitting an application or be active in designing or consulting for another 16 to 18 months, which gives us time to work through this. He said St. Vincent will be concerned with the flood plain and the wetlands on the site.

In response to questions from Victoria Hedenstrom, Ingham said the City mitigated on-site wetlands for other wetlands. He explained the wetland mitigation process; wetlands on a smaller site are developed and in return, a site adjacent to the Fern Ridge reservoir was developed into wetlands to create a continuous area that supports larger habitat and make mass wetlands. Ingham said Mr. McDonald was very committed to do something on three other tax lots but he can't get his managers on board. He said its up to the Council to decide if we want to hold onto tax lot 600 in the hopes of a hotel coming or if we sell it to St. Vincent, it would be at their discretion what or how its developed.

In response to a question from Chair Larson, Ingham said Mr. McDonald stressed that the current three lots on Broadway aren't viable and tax lot 600 is because it's a large, visible lot.

In response to a question from Victoria Hedenstrom, Ingham said the same folks that own the pawn shop on the southeast corner of Territorial and Jeans Rd. owns the property to the east next to BiMart. He said they are not interested in selling the property. He said we could have Bork and Warrick look at that building as some kind of nuisance.

Chair Larson said if we were to proceed in selling tax lot 600 to St. Vincent we would need to think about what we want to do with W. Broadway.

Ingham said having a larger parcel on W. Broadway to work with, we would likely create some kind of a master development plan; working with a commercial enterprise to put together a RFP and also determine what level of contribution the Agency wants to put toward a major project. He said we think we've climbed out of the recession and Veneta is going to continue to grow.

Ingham said the owners have submitted some expenses for façade improvements of which the Agency committed covering up to \$10,000. He said staff would like to get those costs obligated in the 2014-15 budget so we're working on agreements and appropriate reimbursements.

In response to questions from Chair Larson, Ingham said Dustrud Architects has proposed a design which the WLF folks will modify. He said WLF was trying to have the façade of their building echo the Service Center but it's a financial issue. He said the new garage door changed the façade and we're considering making that the agreed façade improvement from the Urban Renewal Agency. He said getting the parking lot paved and all the other improvements made a huge difference. Ingham said the "West Lane Fitness" sign wasn't done correctly so it will be replaced.

**6. OTHER**  
None

**7. ADJOURN**

Chair Larson adjourned the Veneta Urban Renewal Agency at 8:46 p.m.

  
Sandra H. Larson, Chair

  
Darci Henneman, City Recorder  
(Minutes prepared by DHenneman)