



AGENDA

VENETA URBAN RENEWAL AGENCY

MONDAY, MAY 11, 2015, immediately following the City Council meeting

Veneta Administrative Center - 88184 8th Street - Veneta, OR

- 1. CALL TO ORDER**
- 2. PUBLIC COMMENT**
- 3. CONSENT AGENDA**
 - a. Minutes for April 13, 2015 (pgs. 3-4)
- 4. PROPOSED 2015 AMENDMENT TO PROJECT PRIORITIZATION LIST – TABLE 8 (PGS. 5)**
- 5. FEEDBACK FROM ST. VINCENT/DEPAUL ON PREFERRED DEVELOPMENT ALTERNATIVES (PGS. 7-8)**
- 6. OTHER**
- 7. ADJOURN**

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Minutes of the Veneta Urban Renewal Agency

April 13, 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, Assistant City Recorder, and Joan Mariner, Fern Ridge Review

1. CALL TO ORDER

Mayor Larson called the Urban Renewal Agency to order at 10:53 p.m.

2. PUBLIC COMMENT

None

3. CONSENT AGENDA

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

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

4. DIRECTION TO AMEND PROJECT PRIORITIZATION LIST – TABLE 8

Ingham said staff would like a general consensus from the Agency that we're moving in the right direction. He said he didn't think Urban Renewal Oregon Revised Statutes (ORS) require that we include specific dollar amounts for the projects. He said we could bring in some Urban Renewal dollars for some street projects listed on the 2013 Amended Project List; Jeans Rd. intersection or another catalyst project in the W. Broadway area. He said we'll have more information as Bork works on the Transportation System Plan update which will help us lay out what the Capital Improvement Schedule looks like and if the transportation utility fee is implemented, how those new dollars and Urban Renewal funds will work and assist with street projects in the Urban Renewal District.

Chair Larson said from the earlier work session, she felt it was the general consensus of the Agency that we're moving in the right direction.

In response to a question from Victoria Hedenstrom, Ingham said staff didn't calculate what bond expenses would be. He said Hartz did some earlier work that indicated in the long run, we would likely find ourselves in the negative if we went out for a bond.

5. SELECT ST. VINCENT/DEPAUL DEVELOPMENT PREFERRED ALTERNATIVE

Chair Larson suggested we present Mr. McDonald all the options.

Ingham said staff felt this is a good place to start rather than buy another location, keep all of our property, and try to acquire St. Vincent's property between 2nd St. and 3rd St. He said we'd rather see something other than a traditional St. Vincent/DePaul store happen on one of those three lots but let's see what other options Mr. McDonald would consider.

Victoria Hedenstrom preferred option A but it depends on what Mr. McDonald wants to do. She said she prefers the small, boutique type St. Vincent stores.

Ingham said he didn't consider an urban project with vertical housing which would provide a good mix.

Chair Larson said she like the book store option as well. She said she saw Lee Kelley at the Lorane Talent Show. She said he indicated he has no idea what's going to happen with his building and he hasn't had any prospects.

In response to a question from Thomas Cotter, Ingham said St. Vincent/DePaul requires a loading dock for moving freight and Mr. Kelley's building doesn't have that.

6. OTHER
None

7. ADJOURN

Chair Larson adjourned the Veneta Urban Renewal Agency work session at 11:00 p.m.

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Sandra Larson, Chair

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Darci Henneman, Assistant City Recorder

2015 URBAN RENEWAL - PROJECT LIST

Table 8 Project List		Completed	Not going to be completed	Yet to be completed/ Ongoing	Actual Cost	Estimated Cost (2015)
1	Highway 126 Intersection (Beautification)			X		\$30,000
2	Downtown Streets (Territorial -Third)			X		\$167,000
3	Downtown Streets (3rd - 5th)			X		\$140,000
4	Fire Station	N/A				
5	City Hall Construction ^(A)			X	\$266,292	\$0
6	Water System Development ^{*(A)} / Debt Service ⁽¹⁾	X			\$4,284,952	
7	Highway 126 East Water Main ⁽¹⁾	X				
8	Sewer System Development		X			
9	Jeans Road			X		\$0
10	Park Development ^{** (A)}			X	\$187,000	\$0
11	Territorial (Hunter-Bolton)		X			\$0
12	Downtown Streets (Dunham and 6th)			X		\$278,000
13	Downtown Streets (5th to 8th)			X		\$0
14	Downtown Improvements ^{**}			X	\$2,041,138	\$0
15	Downtown Streets (8th Street and McCutcheon)			?		
16	Downtown Streets (Extension of Brooker Lane (4th-7th)			?		
17	Administrative Charges			X	\$171,863	\$500,000
TOTAL:					\$6,951,245	\$1,115,000

KEY

^(A) = 2013 Amendment Cost

⁽¹⁾ = Combined projects

X = Project status for utilizing Urban Renewal funds

N/A = Completed with other funding

* Water System Development includes \$2,000,000 for Pipeline Project.

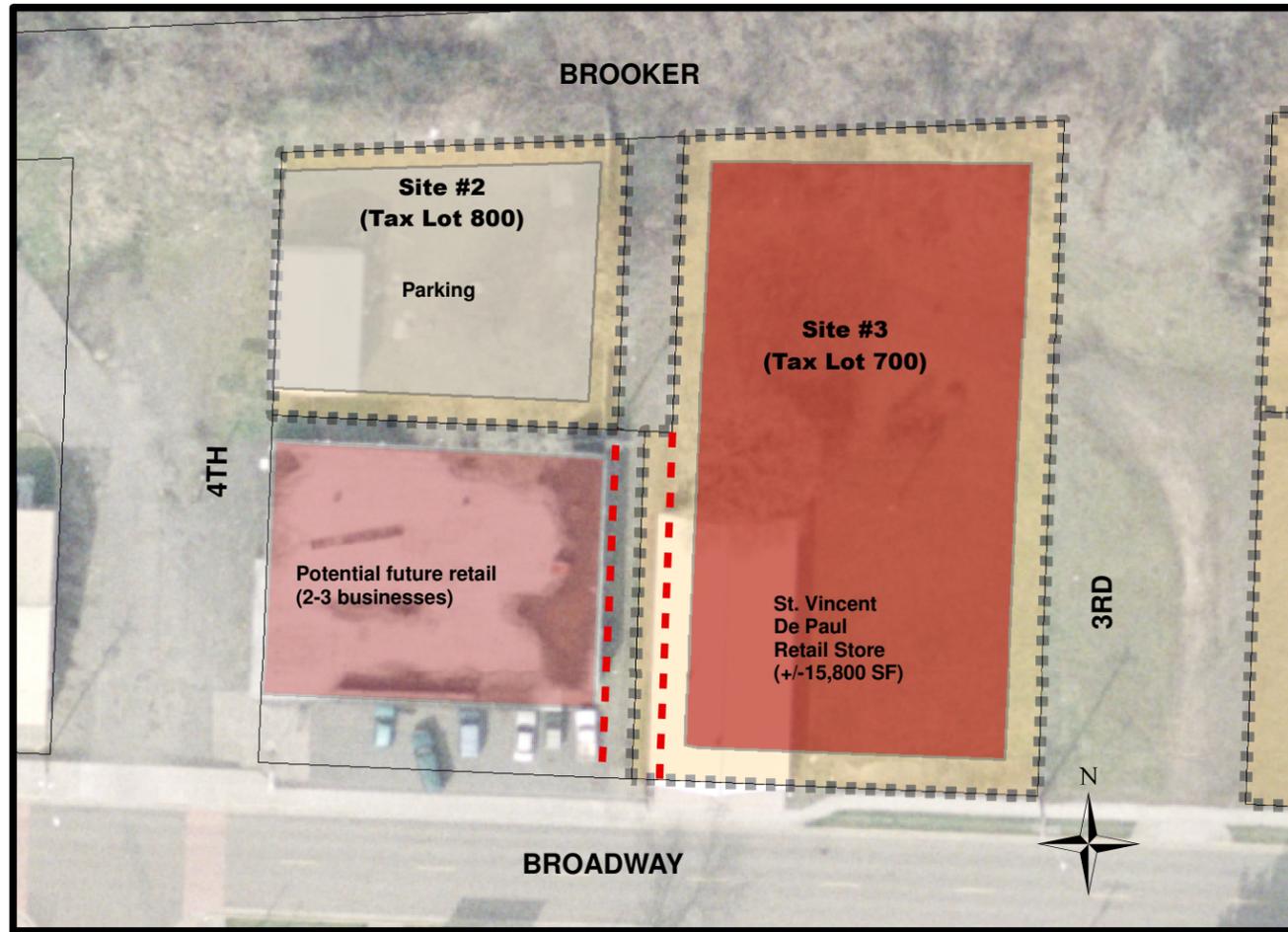
**Downtown Improvements include: Veneta Monument, property acquisition for FRSC, Park & Ride development, and W. Broadway, Brooker Ln, 2nd, 3rd, 4th street and water and sewer improvements.

Total (Actually Spent):	\$6,951,245
Total (Estimated Cost):	\$1,115,000
Borrowed (not used):	\$121,755
MAXIMUM INDEBTEDNESS:	\$13,613,603
DIFFERENCE:	\$5,425,603

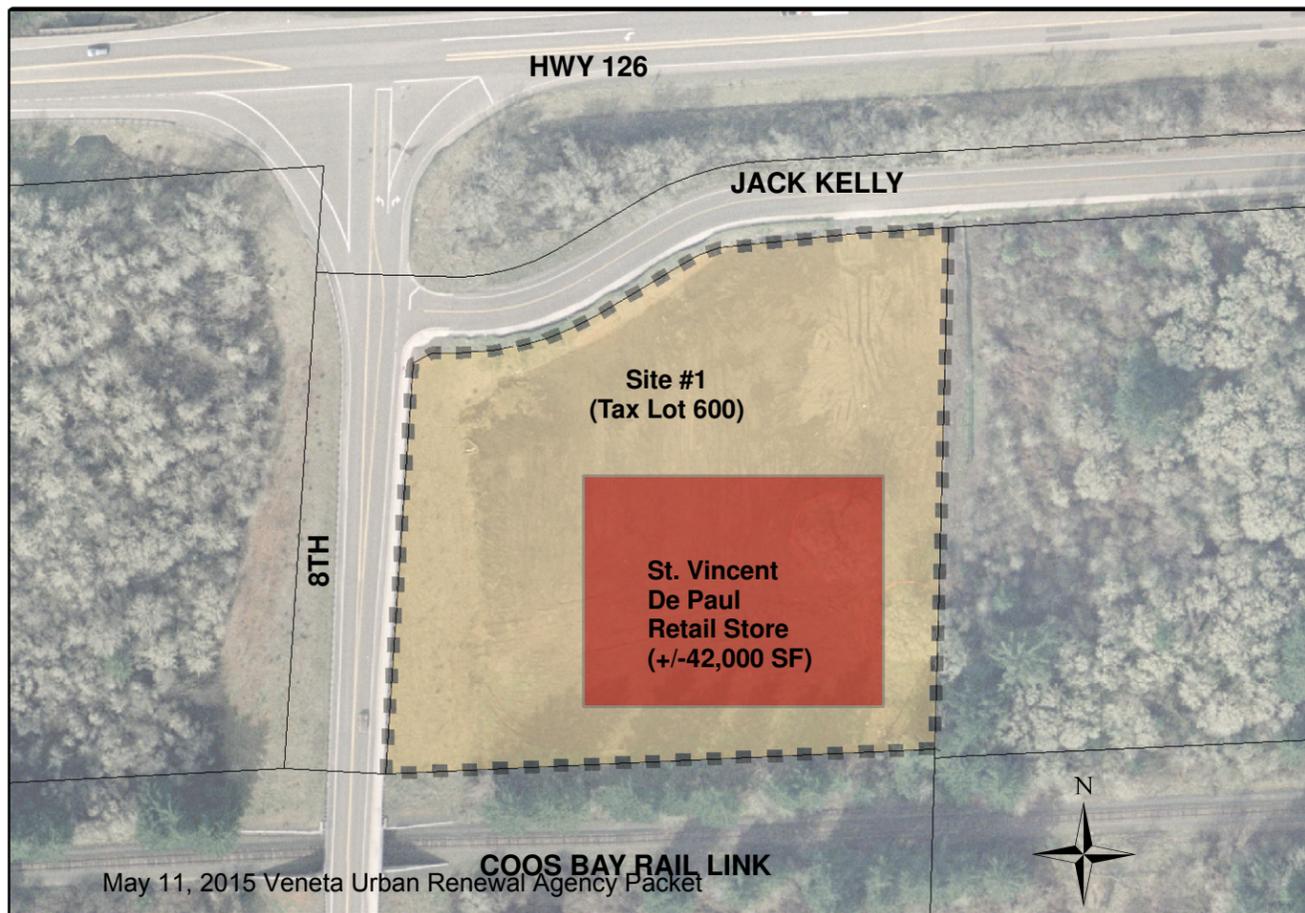
Veneta Urban Renewal Plan - 2015 Amendment
Table 8 - Estimated Project Costs

Projects	Estimated Cost (2013)	Estimated Cost (2015)	UR Share
Highway 126 Intersection (Beautification)		\$30,000	
Downtown Streets (Territorial -Third)		\$167,000	
Downtown Streets (3rd - 5th)		\$140,000	
Fire Station			
City Hall Construction	\$200,000	\$0	\$266,292
Water System Development/ Debt Service	\$5,500,000		\$4,284,952
Highway 126 East Water Main			
Sewer System Development	\$1,440,000		
Jeans Road		\$0	
Park Development	\$1,000,000	\$0	\$187,000
Territorial (Hunter-Bolton)			
Downtown Streets (Dunham and 6th)		\$278,000	
Downtown Streets (5th to 8th)		\$0	
Downtown Improvements		\$0	\$2,041,138
Downtown Streets (8th Street and McCutcheon)			
Downtown Streets (Extension of Brooker Lane (4th-7th)			
Administrative Charges	\$1,215,000	\$500,000	\$171,863
TOTAL PROJECT COSTS	\$ 9,355,000	\$1,115,000	\$6,951,245

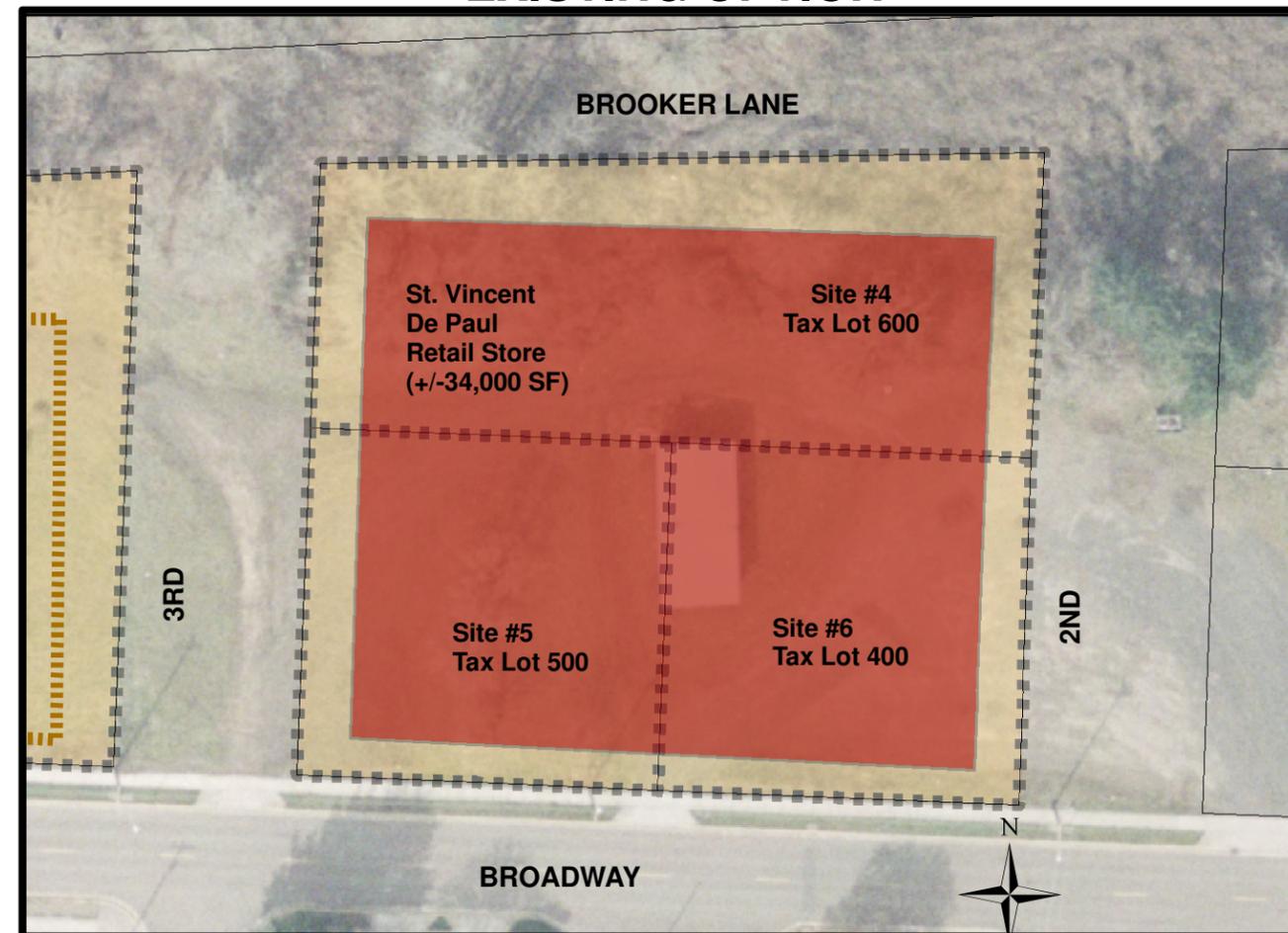
OPTION "A"



OPTION "B"



EXISTING OPTION



Option "A":

The City would swap Tax Lot 700 for Tax Lot 400, 500 & 600 with St. Vincent De Paul. Tax Lot 700 would be developed with new retail store for St. Vincent De Paul. The City could donate Tax Lot 800 to St. Vincent De Paul for a customer parking lot. In addition, potential acquisition of the previously vacated alley (+/-1,600 SF) between Tax Lot 700 and 800 may provide additional access for loading trucks associated with St. Vincent De Paul retail stores. PROS: Infill along Broadway next to existing vacant building that has the potential to provide 2-3 retail businesses. CONS: Tax Lot 700 may only accommodate a maximum +/-15,800 square foot building footprint while comparison footprints in Springfield show a minimum 21,000 square foot building footprint at existing retail locations.

Option "B"

The City would swap Opportunity Site #1 for Tax Lot 400, 500 and 600 with St. Vincent De Paul. Opportunity Site #1 would be developed with a new retail store for St. Vincent De Paul. The City would retain Tax Lot 400, 500 and 600 and work with the private sector to redevelop the three lots. Due to small parcel size along Broadway Avenue and city off-street parking requirements, a downtown parking lot that could be utilized by various businesses may accelerate development.

PROS: Highway 126 visibility and increase development near the west end of Broadway. Wetland mitigation credits may be available.

CONS: Potential construction costs for floodplain development.



Site #1
TL 600

Site #2
TL 800

Site #3
TL 700

Site #4, #5 & #6
(TL 600, 500 & 400)

HWY 126

JACK KELLY

8TH

BROOKER

7TH

6TH

5TH

4TH

2ND

8TH

BROADWAY

DUNHAM

MCCUTCHEON

HUNTER

