

Minutes of the Veneta Urban Renewal Agency
July 11, 2005

Members

Present: Chairman T. J. Brooker, Darrell Carman, Thomas Cotter, and Marion Esty

Absent: Fred Miller

Others: Ric Ingham, City Administrator; Sheryl Hackett, City Recorder; and Jeneca Jones, West Lane News

1. **CALL TO ORDER**

Chairman Brooker called the Veneta Urban Renewal Agency to order at 8:37 p.m.

2. **CONSENT AGENDA**

MOTION: Thomas Cotter made a motion to adopt the Consent Agenda as presented. Darrell Carman seconded the motion.

Vote: Marion Esty, aye; Thomas Cotter, aye; Chairman Brooker, aye; and Darrell Carman, aye

The consent agenda as adopted included minutes of the regular meeting held June 13, 2005 and the joint meeting with the Veneta City Council held June 27, 2005.

3. **DISCUSSION: Urban Renewal Workshop held June 27, 2005**

Ric said the experts say there is still a lot of gray area with regard to how much of the tax increment financing for Urban Renewal affects compression. He said it does have some impact; however, it also creates a lot of growth that the other taxing districts benefit from.

He said the City is now at a point where it can better understand what investments have taken place to determine if it needs to refine or refocus some of those investments. He said because of the current situation with the finance department, staff will does not have all of the necessary financial information as to how much accrued indebtedness there is and how much is remaining. Ric felt milo did good job with difficult issue. Experts will still say a lot is still gray area, how much of tax increment financing affects compression. It odes impact it but not in the way people think. Does impct reate of growth other taxing districts are seeing but all taxing districts grown pot bigger for everyone.

City is at a pont to better udnerstand what investmetns taking place and is there a need to refine or refocus some of those investmetns. Ric said as staff feel bad about not having answers as to how much already spent or obligated, water project in particular. The current state of finances, cannot go back in and tell you since 1998 how much acrued indeptedness actually ahve and how much remaining. Feel spend 6-7 million and have about 6 mill left ot to finidsh projects or amend the plan and take on some new projects. The other option is to pull on back and sunset the plan as quickly as pssible.e

TB need to focus attention on whether or not feel have a need for urban renewal frudning foing g forwards, aret heere projets where would want to modify the plan. Ric said a pan amendment will

hold series of public hearings to modify the plan. May hear a little from fire district and library district.

TC the more simple the explanation the better. Need to have the answers.

TC asked if new finance person can help. Ric said feel over period of time can come up with actual level of indebtedness or how much left but would hope not first priority. Audit should be first priority.

TC would like to see before make decision is to have property accounting and make decision based on that.

TB agree need the data but not sure as priority but feel discussion can have about total indebtedness, time period overall if want to increase the total dollar value of urban renewal, make minor changes to current projects on the list, or change scope of the urban renewal plan and modify it to add new projects. TB feel can continue to have discussions in work sessions until feel comfortable deciding with all pieces of information. Cannot be short term decision. Over next 6 months or more have discussions and make eventual lead up to making a decision.

ME feel more talk more direction will get for making decision.

TB now have better understanding of what done in the past and what agency is for. Need to get more focused on that. At this time the best can do is aim towards making a decision at some time in future but schedule 3-4 work sessions over the next six months until feel comfortable making decision.

Ric said think want to give Erin fair amount of time to get up to speed, left things hanging such as work plan from retreat. See mid sept or late sept with work plan for the remaining 9 months of the year what can realistically do. Other piece that can help or detract is the CC authorized staff to ask for another rare participant. Was selected to apply for the next round which came in last week, application came in and interviews are scheduled. Rare person work plan is to help work on downtown plan with current TGM grant application, work with urban renewal, land industrial land certification, and ??? If get another Brian can move along. Get another person, rare Erin, staff up to speed. 9 month work plan for the rest of the year.

TB & ME feel that sounds good.

Ric said staff is clear on what projects got budgeted but CC has asked for a lot of little things to do and CC will need to help prioritize what is realistic. MB is getting seasoned. Thing that comes out of the effluent master plan will drive some staff time. Management team looks at that as the number one priority along with well 10. Draft first of October.

Other Ric would like to recommend to the CC to cancel one of the August meetings. TB asked to evaluate agenda for first meeting in August.

TC will be gone end of August. DC said gone last half.

8:51 p.m. adjourned

T. J. Brooker, Chairman

ATTEST:

Sheryl Hackett, City Recorder