

Minutes of the Veneta Urban Renewal Agency
Work Session
January 22, 2007

Present: Chairman T. J. Brooker, Darrell Carman, Thomas Cotter, Marion Esty; and Sharon Hobart-Hardin

Absent: None

Others: Ric Ingham, City Administrator; Margaret Boutell, Community Services Director; Darci Henneman, Assistant City Recorder; and Jeff Tashman

1. CALL TO ORDER

Mayor Brooker called the Veneta Urban Renewal meeting to order at 5:15 p.m.

Ric said the objective of tonight's work session was to finalize a draft of the Plan and provide the Plan to the other taxing districts. Ric said we would need comments from the other districts after their review of the Plan, in order to adopt the amendment by resolution at the second meeting in February.

2. REVIEW DRAFT OF MINOR AMENDMENT

Jeff Tashman said he was confident he made all of the changes to the plan in his cover memo. He said he went through the plan and referred to the "District" and "Agency" consistently throughout the document. He said there were several redundancies so he consolidated some and deleted others. He added a definition of the Urban Renewal Plan as referred to in the Plan.

Jeff said the majority of the changes were in the "Public Improvements" section of the Plan. Jeff said "recreation" was added to cover the construction of the new pool. Jeff said the biggest change to the Urban Renewal Plan was to included demotion and land

acquisition but it doesn't allow for condemnation for private uses.

Ric said he and Amie talked extensively with Jeff last week and Ric said only so much purging can be done to have it considered a minor amendment. Ric said the biggest issue was the language referring to the Comprehensive Plan. He said if too much information is added or changed, there is a potential for the changes to be perceived as a major amendment instead of a minor amendment.

Jeff agreed with Mayor Brooker that the language added doesn't conflict or contradict the old language. Jeff said only if the other districts reject the plan, then it will have to be looked over again. Jeff said nothing is being covered up or masked. There is just a minor change to bring it all together.

Ric asked if the district map would be modified based on Jeff's recommendation. Jeff said the maps would be the same as the original and the report from 1998 would be attached as exhibits. Jeff said the financial information would be the same but he said he could do the financials in a memo form and attach it as information only.

3. DISCUSS NEXT STEPS OF ACTION PLAN

Sharon said this last plan is more clear and is much easier to understand. The other Agency members agreed.

Jeff said if and when a substantial amendment is done, the property the City owns outside City limits, north of the shopping center, should be annexed. Jeff said in 1984 the Urban Renewal District and the

City limits were not the same. Jeff said the county map defines this and says this was not in the city limits. Jeff thought the county cartographers got it wrong and suggested the County correct their map.

In response to a question from Darrell, Ric said Jeff's memo could be sent with the previous amendment and the original plan.

Ric referred to the spreadsheet Amie handed out. Jeff said the biggest difference is an added beginning balance. Jeff said the previous presentation was aimed at how long it would take to issue the maximum indebtedness, and triggered by the annual income. Jeff said Amie's spreadsheet takes the rest of the 2007 fiscal year and the next four years and pulled in the debt proceeds or the amount of money to be borrowed. Jeff said this would be the general fund as opposed to the debt service fund. The beginning balance for the fiscal year of 2007 is \$1,644,092. Jeff said bond proceeds are utilizing funds that accumulate in the debt service fund and turned into legally spendable money. Jeff said the blanks in the spreadsheet represent projects to be among the first for the City. Some of these would be a policy choice and some design and cost estimating. Jeff said some kind of visual feature at Broadway and Territorial should be included on the spreadsheet and prioritized other projects to be completed; the sanitary sewer on the north side of W. Broadway; vacant land behind the Dari Mart, including sewer, should be developed next; streetscape on 2nd and 3rd. Jeff said Waldo St. may be left alone and reserved for private development. Jeff said it made sense to take advantage of the recent market analysis combined with the report that Mary Bosch provided. Jeff said these two things could be used to get the

information to the development community and create opportunities to meet and be available to commercial or mixed use developers to bring more commerce to the area.

Jeff said the Northeast Employment Center is zoned industrial but is close to the lake and could possibly provide residential development or a commercial/office campus. Jeff said some planning should be done here as the first step. Jeff said roughly a couple of million is available. He said it would go fast but it's enough to get started.

Jeff referred to the downtown area and suggested sprucing up the area. He said the City shouldn't wait for developers to come to the City.

He said the City should show developers the other opportunities that are in the area and not just along the highway.

Jeff suggested the City buy right-of-ways at 2nd and 3rd before these areas are developed and the eastern third of the Gilford property for putting in 2nd and 3rd Street. Mayor Brooker suggested getting a right-of-way at Territorial and Broadway also. Ric said the county vacated those right-of-ways before the City was incorporated.

In response to a question from Tom, Ric said Cornerstone is part of Northeast Employment Center.

Ric said Chicago Joe's was the first business to come to the Broadway area last year. Ric said they are struggling. Ric said City staff would like to give them a proposal as well as others. The SDC's for Chicago Joe's was \$28,000. Ric said the redevelopment tool kit refers to waiving, deferring or reducing the SDC's to attract business into the

W. Broadway area. He said he would like to provide some kind of assistance to Chicago Joe's.

Ric said the next step would be to create policies and procedures and the Urban Renewal Agency/Council would adopt the procedures. He said the SDC's would be deferred over a period of time.

Darrell asked why would the City offer incentives to Chicago Joe's if they haven't done much to their building.

Ric said it's easier to keep business here rather than recruit business. He's trying to think of ways to keep Chicago Joe's here.

Sharon said Amie did a great job on the project list and prioritizing the projects.

In response to a question from Darrell, Ric said the City could use other funds in addition with Urban Renewal dollars.

Ric said Saturday these things will be discussed further and the project list will be prioritized. He said once staff knows the Agency's priorities and the preliminary steps are done, then the work sessions will no longer be needed but perhaps lengthier regular Urban Renewal meetings. Ric said Amie will take Jeff's comments and incorporate them into the spreadsheets.

Ric referred to Joan Mariner and her efforts to get Key Bank's attention regarding the removal of the trees. Key Bank hired David Dougherty to lay out a landscaping plan that captured the Downtown

Master Plan's ideas and incorporate them into Key Bank's. He said this could potentially be a show case property. Ric said that would be further down the road, but it has been proposed to get some street lights on that site but it would have to happen while the landscaping is being done in March 2007. Ric and Amie contacted some light post manufacturers, one company is a wholesaler, who said he would sell the lights at cost. Ric suggest one or two lights on Key Bank's property. Ric said if the City installed lighting along the Key Bank site, it would not be consistent with the Downtown Master Plan.

Sharon said all the lighting should be consistent.

Ric asked David Dougherty to create a landscape design from Broadway to McCutcheon on both sides of the road. It was about \$5,000 and the City would pay for the lights. Ric said this was the inexpensive piece. He said Key Bank would allow the lights to be hooked up to their building. Ric said the lamp post lighting was \$1,400 per light. He suggested the Agency make a decision tonight.

Tom suggested making the decision on Saturday.

4. **ADJOURN**

Mayor Brooker adjourned the Veneta Urban Renewal Meeting at 6:47 p.m.

T. J. Brooker, Mayor

ATTEST:

Darci Henneman, Assistant City Recorder
(minutes prepared by dhenneman)

