

# Minutes of the Veneta Urban Renewal Agency

## December 14, 2009

Present: Chair Sharon Hobart-Hardin, T. J. Brooker, Darrell Carman and Sandra Larson

Absent: Marion Esty

Staff: Ric Ingham, City Administrator; Jerri Moore, Finance Director; Brian Issa, Community Services Director; Sheryl Hackett, City Recorder; Zac Moody, Assistant Planner and Darci Henneman, Assistant City Recorder and Ephraim Payne, West Lane News

### 1. CALL TO ORDER

Chair Sharon Hobart-Hardin called the Urban Renewal Agency meeting to order at 8:16 p.m.

### 2. PUBLIC COMMENT

None

### 3. CONSENT AGENDA

**MOTION:** T. J. Brooker made a motion to approve the Consent Agenda as presented. Sandra Larson seconded the motion.

**VOTE:** Darrell Carman, aye; Chair Sharon Hobart-Hardin, aye; Sandra Larson, aye; and T. J. Brooker, aye.

### 4. RESOLUTION 87 - A RESOLUTION AUTHORIZING AN URBAN RENEWAL TAXABLE SUBORDINATE OBLIGATION FOR VENETA ECONOMIC DEVELOPMENT DISTRICT AREA IN AN OUTSTANDING AMOUNT OF \$1,000,000.00.

Jerri Moore said Resolution 87 is required to secure dejour financing in order to fund the ongoing activities of the West Broadway Redevelopment Plan. This action is included in the FY2009-10 Urban Renewal Agency budget.

**MOTION:** Darrell Carman made a motion to approve Resolution 87. T. J. Brooker seconded the motion which passed with a vote of 4-0.

### 5. FERN RIDGE SERVICE (SENIOR) CENTER UPDATE

Ric provided the Agency with an update on the Service Center. In the last six to eight weeks the Oregon Economic Community Development Department (OECD) extended an invitation to the City to submit a Community Development Block Grant (CDBG) application. CDBG grant funds were available to facilities identified as Type 1 and Type 2. A Type 1 facility would be eligible for \$800,000 and a Type 2 facility eligible for \$500,000. The Senior Center would not qualify as a Type 1 facility because CDBG funds cannot be used if the facility serves a majority of residents who are not senior citizens (60 years and older). We were invited to submit an application as a Type 2 facility. Just recently the grant funding amounts increased to \$1,000,000 for Type 1 and \$800,000 for Type 2 facilities.

The grant application will be submitted sometime in the first quarter of 2010. The application deadline is March 31, 2010 and we will not know grant results until at least April 2010, if granted an agreement would be drafted some time in May, 2010. Ric said many of the large foundations, (the Ford Family Foundation being one) have concluded their fund giving for this year. The Steering Committee is hopeful that after the first of the year a large donor will commit to providing one third of the matching funds needed.

Ric said the Mid-Lane Community Partnership is doing their own fundraising. The Steering Committee is the driving force behind the fundraising efforts. They created three separate subcommittees; Capital Construction (City), Local Fundraising and Operation of Facility. There are many other issues that need to be discussed, i.e., how the facility will operate, what the lease would look like, develop an operations committee, funding long term building maintenance. Once the facility is built, the City would have no long term financial responsibility for the facility. The City currently has invested \$200,000 into that site and that's well beyond what we thought we'd have into it. At this point no operational funding will be included in the City's budget.

In response to questions from Darrell Carman, Ric said the City is the only eligible body to apply for the CDBG funds. Once the Senior Center is completed, the lease agreement will specifically lay out the timeline for the next five to 10 years and make sure the deliverables are met then we could invite community partners to be able to use the facility. Some of the services currently being provided by the Mid-Lane Community Partnership cannot be offered at the new Center in the first five years (youth scholarships, the Santa program, and the utility assistance program). The majority of the food bank recipients are under 60 years old.

In response to a question from Sandra Larson, Zac said the CDBG criteria only have to be met for five years. After that time, the Committee will reevaluate the use of the space and determine what other services can be offered from the Service Center.

Ric said it has not been decided if after five years the facility will be turned over to the Mid-Lane Community Partnership. The City is only responsible for the deliverables (services) up to five years. The CDBG process is very clear. This community has an elevated level of criterion to meet in order to qualify for funds because we don't qualify as a Low Income City. If we were designated by HUD as a Low to Moderate Income City, we would automatically fall into the national objective and receive the funds without requirements on how the funds would be used. The entire Fern Ridge area is included in determining the low income City status and not just the City of Veneta. Also, LCOG will not be the entity to enter into an agreement with the City because they cannot be the long term lessee of these types of facilities. LCOG's Meals-on-Wheels program takes up the majority of their existing facility along with Kim Kaufman and the utility assistance program.

Zac said there have been ongoing discussions with the CDBG folks and they have developed strong advocates at the department who see the project as a long term solution and a major economic development. The Steering Committee is focused on cultivating outside resources to fundraise approximately \$100,000. Some fundraising ideas include naming a room or the facility after a large donor.

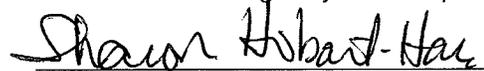
**6. OTHER**

Ric said Johnson and Reid will be putting out a Request for Proposals on tax lot 600 after the holidays.

Zac said a meeting in January will be scheduled with the architects for the transit center.

**7. ADJOURN**

Chair Sharon Hobart-Hardin adjourned the Veneta Urban Renewal Agency at 8:43 p.m.

  
Sharon Hobart-Hardin, Chair



Darci Henneman, Assistant City Recorder