

# Minutes of the Veneta Urban Renewal Agency

## May 9, 2011

Present: Chair Sharon Hobart-Hardin, Brittany Boothe, Thomas Cotter, and Sandra Larson

Absent: Marion Esty

Staff: Ric Ingham, City Administrator; Shauna Hartz, Finance Director; Zac Moody, Associate Planner; and Darci Henneman, Assistant City Recorder

### 1. CALL TO ORDER

Chair Sharon Hobart-Hardin called the Urban Renewal Agency meeting to order at 8:50 p.m.

### 2. PUBLIC COMMENT

None

### 3. CONSENT AGENDA

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

**VOTE:** Thomas Cotter, aye; Chair Sharon Hobart-Hardin, aye; and Sandra Larson, aye; and Brittany Boothe, aye.

### 4. THIRD QUARTER FINANCIALS

Shauna Hartz reviewed the Urban Renewal Agency financials from July 1<sup>st</sup> through March 31<sup>st</sup> with the Agency. The General fund includes a few transfers that have not been recorded will be done in the next few days. The next report will include those transfers for the West Broadway Redevelopment Project.

Ric said during the regular financial report for the City's General funds there were some large negative numbers in the pool and West Broadway funds. Those numbers match up with the Urban Renewal budget. The transfers to be done soon will put those funds back in the black.

Chair Sharon Hobart-Hardin excused herself from the meeting and turned it over to Sandra Larson.

### 5. URBAN RENEWAL AGENCY OVERVIEW

Ric said an overview was requested in March to bring the Agency up to speed on where we're at with Urban Renewal activities, more specifically the two projects that were most visible; the Transit Center and the West Broadway Redevelopment Project. In addition to those projects, staff will go into some detail and will provide the overall background of the Agency, when the Urban Renewal Plan was adopted, and the activities that have taken place in the last eight to 10 years.

Zac provided a power point presentation that addressed most of those questions.

Urban Renewal is a means of debt financing, used to support projects to end or reduce "urban blight". Urban Renewal is funded with tax increment financing (TIF) which takes a portion of property taxes from all the taxing jurisdictions, based on increased value of property in the Urban Renewal District and diverts the funds to the Urban Renewal Agency (URA). As the total value of the property increases, the taxes collected increase enough though the rates are not changed. TIF captures some of that increase. The amount of revenue captured by the URA is dependent on the ratio of value between properties inside the District and outside. If the value

of the property within the District goes up faster than the value of properties outside the District, the URA will "earn" a greater proportion of the total property tax dollars collected. The proportion changes every year. All annual property tax revenues from growth in the Urban Renewal Area can only be used to pay off debt.

The Veneta Urban Renewal District and the Veneta Urban Renewal Agency (URA) were created by the City Council adopting Ordinance 266 on October 23, 1984. In May 1998 the Veneta Urban Renewal Plan set a maximum indebtedness of \$13,613,603. Projects through 2010 allocated \$8,411,245 of that indebtedness. This leaves \$5,202,358 in remaining capacity.

Over the past 10 years the Veneta URA has contributed \$4,677,000 to the following Urban Renewal Projects: Water System Rehabilitation (\$3,360,000), Veneta Community Pool (\$350,000), W. Broadway Redevelopment (\$1,200,000), and the Veneta Transit Center (\$82,000).

Ric explained the W. Broadway property purchase was expensive. The City and St. Vincent/DePaul thought about just purchasing the right-of-ways for \$180,000. It didn't make sense for the price so the City purchased all four lots for \$375,000.

In response to a question from Thomas Cotter, Ric said the \$13,613,603 is limited to the Urban Renewal District.

At the May 23<sup>rd</sup> Council meeting staff will provide a final draft of the 2011/2012 Goals and work plan created at the January Council retreat. We need to make sure we're successful with the CDBG grant for the Fern Ridge Service Center and get the design and engineering phases completed so the Service Center meets all of the stated CDBG criteria.

In response to a question from Sandra Larson, Ric said part of the balance came from the water/sewer SDCs and \$121,000 was in grants. We should be receiving a reimbursement from LTD as well.

In response to a question from Brittany Boothe, Ric said when the URA updated the Urban Renewal Plan they identified broad projects and community recreational facilities they wanted to assist with. When it came time to fund the pool, the City wanted to be able to allocate a specific funding amount from the Agency to support the pool.

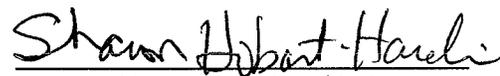
Zac said in 2008 a Market Readiness and Public Facilities survey identified what residents felt were the most important facilities the City should have. The first one was a new swimming pool and the second was a new service (senior) center.

**6. OTHER**

Ric said staff is still waiting for nicer weather to tour Waldo Lane.

**7. ADJOURN**

Vice Chair Sandra Larson adjourned the Veneta Urban Renewal Agency at 9:25 p.m.

  
Sharon Hobart-Hardin, Chair

  
Darci Henneman, Assistant City Recorder