



## **AGENDA**

### **VENETA URBAN RENEWAL AGENCY**

**MONDAY, MARCH 9, 2015, immediately following the City Council meeting**

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

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- 1. CALL TO ORDER**
- 2. PUBLIC COMMENT**
- 3. CONSENT AGENDA**
  - a. Minutes for February 9, 2015 (pgs. 3-4)
- 4. COMPARISON OF BUDGET TO ACTUAL – FISCAL YEAR TO DATE THROUGH DECEMBER 31, 2014 (pgs. 5-6)**
- 5. OTHER**
- 6. ADJOURN**



# Minutes of the Veneta Urban Renewal Agency

## February 9, 2015

Present: Sandra Larson, Thomas Cotter, Victoria Hedenstrom, Thomas Laing and Tim Brooker

Staff: Ric Ingham, City Administrator; Kay Bork, Community Development Director; Shauna Hartz, Finance Director; Kyle Schauer, Public Works Director; Katie Babits, Management Analyst; Darci Henneman, Assistant City Recorder, and Joan Mariner, Fern Ridge Review

### 1. CALL TO ORDER

Chair Larson called the Urban Renewal Agency meeting to order at 8:46 p.m.

### 2. PUBLIC COMMENT

None

### 3. CONSENT AGENDA

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

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

### 4. OTHER

In response to a question from Mayor Larson, Ingham said he spoke with Terry McDonald of St. Vincent/DePaul about the lots St. Vincent owns between Second and Third St. He said Mr. McDonald would like the Urban Renewal Agency to suggest what to do with those lots. He said staff could come up with some suggestions but we'd like to get through the Economic Opportunity Analysis (EOA) and the Economic Development Strategic Plan (EDSP) at the March 9<sup>th</sup> Joint Meeting.

Bork said the EOA and EDSP will be brought to the City Council and Planning Commission for adoption at a March 9<sup>th</sup> Joint Meeting.

Ingham said we could have a discussion in conjunction with the EDSP, get back to Mr. McDonald and have any of that feed into the budget process.

In response to a question from Mayor Larson, Ingham said he has talked with staff about swapping the property behind and next to Kelley's True Value Hardware Store and have his store face Third St. and not to Broadway. He said Mr. McDonald has always suggested he would like to do something innovative - like a book store. He said he would like to have the book store face Broadway and the traditional St. Vincent/DePaul store would face Third St.

In response to a question from Thomas Laing, Ingham said the Seneca St. Vincent/DePaul store has a unique book selection at that location.

Thomas Laing said he talked to Kitty Piercy about the 365 Project and maybe Mr. McDonald would build an apartment building there.

Ingham said he, Mayor Larson, and Thomas Laing should have a conversation about that. He said he did get some additional information from Mr. McDonald.

In response to a question from Victoria Hedenstrom, Ingham said at the January 26<sup>th</sup> meeting, the City Council declared the accessory structure on West Broadway a dangerous building and gave the property owner 90 days to make the appropriate repairs to secure the building. He said the owner is not being directed to tear the building down nor is City staff going to take any action to tear it down.

Mayor Larson said the property owner agreed that the building is not habitable and wants to preserve the building until they can tear it down to salvage the lumber to be used for repairs to the Tootle Building.

**5. ADJOURN**

Chair Larson adjourned the Veneta Urban Renewal Agency at 8:50 p.m.

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Sandra Larson, Chair

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Darci Henneman, Assistant City Recorder

**Veneta Urban Renewal Agency  
Comparison of Budget to Actual  
For Fiscal Year 2014-15**

**Fiscal Year to Date Through December 31, 2014**

	<u>Adopted Budget</u>	<u>Actual Results</u>	<u>Variance</u>
<b>GENERAL FUND</b>			
<b>RESOURCES</b>			
Beginning Fund Balance	295,167	313,053	(17,886)
Available from Loan Proceeds	300,000	0	300,000
Interest Income (62%)	350	1,271	(921)
<b>TOTAL RESOURCES</b>	<b>595,517</b>	<b>314,324</b>	<b>281,193</b>
<b>EXPENDITURES</b>			
<b>Materials and Services:</b>			
Administrative Supplies	2,200	767	1,433
Re-Development Toolkit	25,500	0	25,500
Debt Issuance Costs	1,000	0	1,000
Consultant Fees-Farmer's Market	4,100	2,000	2,100
COV Administrative Contract	10,000	0	10,000
Legal Fees	5,000	0	5,000
Audit Fees	525	325	200
Secure Farmer's Market Site	15,000	0	15,000
Other Professional Services	5,000	0	5,000
<b>Total Materials and Services</b>	<b>68,325</b>	<b>3,092</b>	<b>65,233</b>
<b>Transfers:</b>			
COV Personal Services	15,000	317	14,683
COV Street	90,000	0	90,000
COV Water	200,000	0	200,000
<b>Total Transfers</b>	<b>305,000</b>	<b>317</b>	<b>304,683</b>
<b>Contingency</b>	<b>5,000</b>	<b>0</b>	<b>5,000</b>
<b>Appropriated Expenditures</b>	<b>378,325</b>	<b>3,409</b>	<b>374,916</b>
<b>Ending Fund Balance</b>	<b>217,192</b>	<b>310,915</b>	<b>(93,723)</b>
<b>TOTAL EXPENDITURES</b>	<b>595,517</b>	<b>314,324</b>	<b>281,193</b>

Veneta Urban Renewal Agency  
 Comparison of Budget to Actual  
 For Fiscal Year 2014-15

Fiscal Year to Date Through December 31, 2014

	<u>Adopted Budget</u>	<u>Actual Results</u>	<u>Variance</u>
<b>DEBT SERVICE FUND</b>			
<b>RESOURCES</b>			
Beginning Fund Balance	938,778	1,018,344	(79,566)
Interest Income (38%)	250	779	(529)
Previously Levied Taxes	11,000	10,173	827
Interest on Taxes (with regular payments)	1,800	1,338	462
Investment Income on Property Taxes	25	12	13
In-Lieu Taxes	900	1,100	(200)
<b>Total Resources Except Taxes</b>	<b>952,753</b>	<b>1,031,746</b>	<b>(78,993)</b>
<b>Tax Increment Revenues</b>	<b>597,975</b>	<b>639,360</b>	<b>(41,385)</b>
<b>TOTAL RESOURCES</b>	<b>1,550,728</b>	<b>1,671,106</b>	<b>(120,378)</b>
<b>EXPENDITURES</b>			
<b>Debt Service:</b>			
<b>"Du Jour" Loan</b>			
Loan Principal & Interest	300,100	0	300,100
<b>Water Bonds: Issued Feb 15, 2001</b>			
Series 2001 Bond Principal	190,000		190,000
Series 2001 Bond Interest	90,000	43,950	46,050
Bond Agent Fees	450		450
<b>Total Debt Service</b>	<b>580,550</b>	<b>43,950</b>	<b>536,600</b>
<b>Contingency</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Appropriated Expenditures</b>	<b>580,550</b>	<b>43,950</b>	<b>536,600</b>
<b>Ending Fund Balance</b>	<b>970,178</b>	<b>1,627,156</b>	<b>(656,978)</b>
<b>TOTAL EXPENDITURES</b>	<b>1,550,728</b>	<b>1,671,106</b>	<b>(120,378)</b>
<b>TOTAL URBAN RENEWAL AGENCY RESOURCES</b>	<b>2,146,245</b>	<b>1,985,430</b>	
<b>TOTAL URBAN RENEWAL AGENCY EXPENDITURES</b>	<b>2,146,245</b>	<b>1,985,430</b>	