CITY OF OREGON CITY
URBAN RENEWAL COMMISSION
MINUTES

Virtual Meeting

Wednesday, June 02, 2021 at 6:00 PM

CALL TO ORDER

Chair Denyse McGriff called the meeting to order at 6:02 PM.

ROLL CALL

PRESENT: 7 -	Commissioner Adam Marl, Commissioner Frank O'Donnell, Commissioner Shawn Cross, Commissioner Denyse McGriff, Commissioner Doug Neeley, Commissioner Rachel Lyles Smith, and Commissioner Rocky Smith, Jr.
STAFFERS: 6 -	City Manager Tony Konkol, City Attorney Carrie Richter, City Recorder Kattie Riggs, Economic Development Manager James Graham, Finance Director Matt Zook, Deputy Finance Director Ryan Bredehoeft, and Business Analysis Erin Wilkie.

CITIZEN COMMENTS

Liz Hannum, Executive Director of the Downtown Oregon City Association, provided public comment in support of continuing the Urban Renewal District and levying the Tax Increment Financing (TIF).

PUBLIC HEARING

1. Resolution No. UR 21-01, Adopting the Urban Renewal Budget, Making Appropriations and Declaring Tax Increment for the 2021-2023 Biennium

Chair McGriff opened the public hearing.

Tony Konkol, City Manager, provided a brief overview of the item asking for approval of Resolution No. UR 21-01, adopting the Urban Renewal Budget, making appropriations and declaring tax increment for the 2021-2023 biennium.

John Williams, resident of Oregon City, urged the Urban Renewal Commission to vote no and not pass the budget as is. He felt the Commission should suspend the collection of TIF (tax increment financing).

Chair McGriff closed the public hearing.

Commissioner Lyles Smith asked about carrying a balance in the TIF account rather than using it to pay indebtedness. Andy Parks, GEL Oregon, Inc. consultant, discussed the typical budget management practices in Oregon for urban renewal districts.

Commissioner Lyles Smith asked for clarification between "debt issued" and "debt incurred" under Oregon Law. Carrie Richter, Assistant City Attorney, indicated the distinction may be identified under ORS 457.455. Mr. Parks indicated that an intergovernmental agreement (IGA) between a city and an urban renewal agency is a best practice. Mr. Parks indicated that separate funds can be used to separate general funds from debt service funds.

Chair McGriff asked Commissioner Cross how the City of Lake Oswego managed its urban renewal funds. Commissioner Cross indicated Lake Oswego used an Intergovernmental Agreement (IGA) and that most cities collect TIF funds prior to issuing debt because they would have insufficient bonding capacity otherwise.

There was Commission support for developing an IGA between the City and the Urban Renewal Agency.

Mr. Parks clarified the correct citation for acquisition of TIF funds was ORS 457.190(3)(c)(B). Mr. Parks was not aware of any city that had not levied the maximum amount of TIF allowed.

The Commission discussed budget law requirements regarding supplemental budgets if a project were to be identified before the end of the budget cycle.

Motion made by Commissioner Lyles Smith, seconded by Commissioner Neeley, to adopt Resolution No. UR 21-01, adopting the Urban Renewal Budget, making appropriations and declaring tax increment for the 2021-203 Biennium. The motion carried by the following vote:

Yea: 4 - Commissioner Cross, Commissioner McGriff, Commissioner Neeley, and Commissioner Lyles Smith.

Nay: 3 - Commissioner Marl, Commissioner O'Donnell, and Commissioner Smith, Jr.

DISCUSSION ITEM

2. Contract Amendment with Leland Consulting Group

There was discussion regarding the remainder of the contract and if there was a current and continued need for Leland Consulting Group.

Motion made by Commissioner McGriff, seconded by Commissioner Cross, to approve the contract extension with Leland Consulting Group until August 3, 2021. The motion carried by the following vote:

Yea: 5 - Commissioner Cross, Commissioner Marl, Commissioner McGriff, Commissioner Neeley, and Commissioner Lyles Smith.

Nay: 2 - Commissioner O'Donnell and Commissioner Smith, Jr.

3. Minutes of the February 6, 2019 Regular Meeting

Motion made by Commissioner Lyles Smith, seconded by Commissioner Cross, to approve the minutes of the February 6, 2019 meeting as presented. The motion carried by the following vote:

Yea: 5 - Commissioner Cross, Commissioner Marl, Commissioner McGriff, Commissioner Neeley, and Commissioner Lyles Smith.

Abstaining: 2 - Commissioner O'Donnell, Commissioner Smith, Jr.

COMMUNICATIONS

Commissioner Lyles Smith requested a meeting of the Executive Committee of the Urban Renewal Commission to organize agendas and future discussions.

ADJOURNMENT

Chair McGriff adjourned the meeting at 6:58 PM.

Respectfully submitted,

Kattie Riggs

Kattie Riggs, City Recorder