



CITY OF OREGON CITY

URBAN RENEWAL BUDGET COMMITTEE

MEETING #2 - REVISED

MINUTES

Virtual Meeting
Thursday, May 20, 2021 at 6:00 PM

CONVENE URBAN RENEWAL BUDGET COMMITTEE MEETING

Chair Denyse McGriff convened the meeting at 6:01 PM.

ROLL CALL

PRESENT: 11 - Doug Neeley, Mike Mitchell, Shawn Cross, Emma Lugo, Rachel Lyles Smith, Timothy Christopher, Adam Marl, Frank O'Donnell, Kyle Arnhart, Rocky Smith, Jr., and Denyse McGriff

ABSENT: 1 - Casey Flesch

STAFFERS: 5 - City Manager Tony Konkol, City Recorder Kattie Riggs, Finance Director Matt Zook, Economic Development Manager James Graham, and Deputy Finance Director Ryan Bredehoeft

APPROVAL OF MEETING MINUTES

1. Minutes of the May 17, 2021 Urban Renewal Budget Committee Meeting

Motion made by Committee Member O'Donnell, seconded by Committee Member Neeley, to approve the May 17, 2021 Urban Renewal Budget Committee Meeting minutes as presented. The motion carried by the following vote:

Yea: 11 – Committee Members Neeley, Mitchell, Cross, Lugo, Lyles Smith, Christopher, Marl, O'Donnell, Arnhart, Smith, and McGriff

DISCUSSION ITEM

2. Budget Review and Discussion

Chair McGriff said the purpose of tonight's meeting was to continue discussion of agenda items two and three and asked if a third meeting had been scheduled.

Tony Konkol, City Manager, stated that not all committee members could attend proposed future meeting dates.

A scheduling discussion occurred with some members in favor of a June 1, 2021 meeting date.

Committee Member Cross and Matt Zook, Finance Director, confirmed that the Urban Renewal Commission and not the Urban Renewal Budget Committee must vote for or against the budget by June 30, 2021.

Committee Member Lugo asked if any substantive changes would occur between tonight's meeting and

a subsequent meeting that could affect the committee's vote.

Committee Member Mitchell suggested that uncertainty and a lack of direction exist around urban renewal and that this would not change between tonight's meeting and a subsequent meeting.

Committee Member Lyles Smith commented on issues raised by Jesse Buss during the May 17, 2021 Urban Renewal Budget Committee meeting. She asked for more information on moving funds to an operating contingency bucket and asked if other budget options existed regarding the collection of revenue.

Chair McGriff stated that discussions regarding potential changes in tax increment funding (TIF) should take place within the Urban Renewal Commission (URC).

Mr. Konkol confirmed that per ORS 457.455 the URC can limit TIF per single fiscal year but must consult with voters before doing so and before the Urban Renewal Budget Committee can take final action.

Committee Member O'Donnell shared concerns about potential litigation if tonight's motion is adopted.

3. Approve the 2021-2023 Urban Renewal Biennial Budget of \$9,701,811 to be Forwarded to the Urban Renewal Commission for Adoption and Establish that the Maximum Amount of Tax from the Division of Taxes Shall be Levied for the Fiscal Years Ending 2022 and 2023

Motion made by Committee Member Neeley, seconded by Committee Member Mitchell, to approve the 2021-2023 Urban Renewal Biennial Budget of \$9,701,811 to be forwarded to the Urban Renewal Commission for adoption and establish that the maximum amount of tax from the division of taxes shall be levied for the fiscal years ending 2022 and 2023. The motion carried by the following vote:

Yea: 8 – Committee Members Neeley, Mitchell, Cross, Lugo, Lyles Smith, Marl, Arnhart, and McGriff

Nay: 3 – Committee Members Christopher, O'Donnell, and Smith

Chair McGriff requested an additional URC meeting to discuss budget concerns.

Committee Member Lyles Smith requested feedback from committee members who voted against tonight's motion.

Committee Member O'Donnell opined that the budget committee should listen to the will of the electorate regarding taxes and that revenue should not be collected in the absence of urban renewal projects. He reiterated his anticipation of a lawsuit if the budget is adopted as-is.

Committee Member Christopher opined that the motion was rushed considering nothing in the plan relates to pressing infrastructure needs and in light of a pending legal decision and electorate vote against TIF. He affirmed that he does see the benefits of urban renewal.

Commissioner McGriff said the committee's vote was a recommendation and that she does not want to reduce or suspend TIF without understanding the implications of doing so. Committee Member Christopher suggested that this information should have been provided to the committee beforehand.

Committee Member Lyles Smith asked if the URC could address TIF. Mr. Zook confirmed that a public hearing would be required if the URC chose to raise TIF but could that it could reduce TIF without a

public hearing.

Committee Member Lyles Smith shared concerns regarding the value of the Urban Renewal Budget Committee if the URC is able to overturn their recommendations at a later date. Mr. Zook replied that the committee's approval is required to move forward in budgeting.

Committee Member Lyles Smith requested to change her vote from AYE to NAY. Her vote change was accepted.

Committee Member Neeley said that approval of the motion has not stopped the process of reviewing TIF.

Committee Member Neeley suggested a URC work session prior to the June 2, 2021 URC meeting. There was brief discussion of scheduling and future meeting dates.

ADJOURNMENT

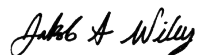
Motion made by Committee Member Smith, seconded by Committee Member Mitchell, to adjourn the meeting. The motion carried by the following vote:

Yea: 10 - Committee Members Neeley, Mitchell, Cross, Lugo, Lyles Smith, Christopher, Marl, O'Donnell, Arnhart, Smith

Abstain: 1 - Committee Member McGriff

Chair McGriff adjourned the meeting at 6:51 PM.

Respectfully submitted,



Jakob S. Wiley, City Recorder