

**URBAN RENEWAL AGENCY
BOARD MEETING MINUTES
JOHN DAY, OREGON**

October 13 ,2020

URA BOARD MEMBERS PRESENT:

Ron Lundbom, Chairman
David Holland
Paul Smith
Shannon Adair
Elliott Sky
Gregg Haberly

URA BOARD MEMBERS ABSENT

Steve Schuette, Vice Chairman

CITY STAFF PRESENT

Nicholas Green, Executive Director
Chantal DesJardin, Senior Acct Clerk

Daisy Goebel, Associate Planner

GUESTS PRESENT VIRTUALLY

Josh Walker

Agenda Item No. 1—Open and Note Attendance

Chairman Lundbom called the meeting to order at 6:30p.m., noting everyone was present except Board Member Schuette who was absent and excused.

Agenda Item No. 2—Approval of Prior Minutes

The minutes from the August 25th, 2020 meeting were presented for review.

Board Member Holland moved to approve the August 25th, 2020 minutes as presented. The motion was seconded by Board Member Haberly and passed unanimously.

Agenda Item No. 3—Appearance of Interested Citizens

Mayor Lundbom welcomed the audience and asked if there was any business to add to the agenda. *None requested.*

Agenda Item No. 4—Consent Agenda

No items presented

Action Item No. 5—Public Hearing - Resolution No. 2020-04, An FY21 Supplemental Budget for the John Day Urban Renewal Agency

Executive Director Green reviewed the information included in the agenda memo. He updated the board regarding the loan procurement, noting it was approved, so the incentive payments could be issued the following day.

Board Member Smith moved to open the public hearing for Resolution No. 2020-04, An FY21 Supplemental Budget for the John Day Urban Renewal Agency. The motion was second by Board Member Sky and passed unanimously.

There were no comments.

Board Member Adair moved to close the public hearing for Resolution 2020-04. The motion was seconded by Board Member Holland and passed unanimously.

Board Member Haberly moved to approve Resolution 2020-04, An FY21 Supplemental Budget for the John Day Urban Renewal Agency. The motion was seconded by Board Member Adair and passed unanimously.

Action Item No. 6—Approval of 2020 Incentive Payments

Executive Director Green reviewed the information included in the agenda memo. There was discussion regarding the assessor's process of determining the exception value, which is used to calculate the incentive rebate. Green highlighted that Holland is showing in the table as a Major Remodel but it was a new structure, so it was actually considered a New Home, which was reflected in the calculation of the incentive. Green also gave further information regarding laws governing how the assessor determines exception values. There was discussion about considerations for people looking to participate, with participant Holland reviewing his experience. The consensus was the board felt comfortable with the fairness of rebate based on exception value, as long as the assessor's office was being consistent regarding how they inspected or evaluated each property. Executive Director Green noted likely due to COVID, they have only seen one new potential applicant; but it would be good to have a catch-up year. There was discussion about potential legislative changes to open opportunities to expand the URA boundary to better address the widespread blight.

Board Member Holland abstained from the vote due to a conflict of interest.

Board Member Haberly moved to approve URA incentive payments of \$46,859.72 to the 2020 program participants as discussed. The motion was seconded by Board Member Adair and passed unanimously.

Action Item No. 7—Resolution No. 2020-05, A Resolution of the John Day Urban Renewal Agency Amending Agency Standard Operating Procedures

Executive Director Green explained, to reflect the last meeting discussion he had made changes to the Agency SOP in order to include the eligibility of SDC payments for Manufactured Homes on single family lots.

Board Member Holland moved to approve Resolution 2020-05, A Resolution of the John Day Urban Renewal Agency Amending Agency Standard Operating Procedures. The motion was seconded by Board Member Smith and passed unanimously.

Action Item No. 8—Other Business & Upcoming Meetings

Chairman Lundbom asked about any upcoming meetings. Executive Director Green noted they likely wouldn't meet until January or February.

Board Member Holland moved to close the meeting at 6:48 PM. The motion was seconded by Board Member Sky and passed unanimously.

Respectfully Submitted:

Nicholas Green, Executive Director

ACCEPTED BY THE URBAN RENEWAL AGENCY ON DECEMBER 15, 2020.



Ron Lundbom, Chairman