

**John Day Urban Renewal Agency
October 13, 2020**

**6:30 PM VIRTUAL MEETING
(Will Begin Prior to City Council Meeting)**

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- 1. OPEN AND NOTE ATTENDANCE**
- 2. APPROVAL OF PRIOR MINUTES**
- 3. APPEARANCE OF INTERESTED CITIZENS** – At this time Chair Lundbom will welcome the public and ask if there is anything they would like to add to tonight’s agenda.

CONSENT AGENDA

- 4. CONSENT ITEMS**
Attachments:
 - None

ACTION ITEMS

- 5. PUBLIC HEARING – RESOLUTION NO. 2020-04 - SUPPLEMENTAL BUDGET**
Attachments:
 - Supplemental Budget
 - Resolution No. 2020-04
- 6. APPROVAL OF 2020 INCENTIVE PAYMENTS**
Attachments:
 - 2020 CPR for URA Participants

7. RESOLUTION NO. 2020-05 -- A RESOLUTION OF THE JOHN DAY URBAN RENEWAL AGENCY AMENDING AGENCY STANDARD OPERATING PROCEDURES

Attachments:

- Resolution 2020-05

OTHER BUSINESS & UPCOMING MEETINGS

8. OTHER BUSINESS & UPCOMING MEETINGS

- None

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: October 13, 2020
SUBJECT: Agenda Item #4: Consent Agenda
Attachment(s)

- None

BACKGROUND

No items on the consent agenda.

Item 1) None.

Recommendation: N/A

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: October 13, 2020

SUBJECT: Agenda Item #5: Public Hearing – Resolution No. 2020-04 - Supplemental Budget Attachment(s)

- Supplemental Budget
- Resolution 2020-04

BACKGROUND

Resolution 2020-04 amends the FY21 budget to:

- Increase Revenue by \$74,400 in the form of Debt Proceeds by \$65,000 to account for operating loans received from OWFCU and by \$9,000 to account for added Tax Increment Financing (TIF) revenue;
- Increase Debt Service by \$52,200 to allow of payment of loan from City of John Day in full and budget for one term payment on the new OWFCU loan;
- Increase Materials & Services by \$21,800 to appropriate remaining debt proceeds for incentives, other professional services and System Development Charge (SDC) payments.

The resolution will require a public hearing prior to passage. Notice of the public hearing was published in the Blue Mountain Eagle on October 7th.

RECOMMENDED MOTIONS

- (1) “I move to open the public hearing for Resolution No. 2020-04, An FY21 Supplemental Budget for the John Day Urban Renewal Agency.”

[Following public comment]

- (2) “I move to close the public hearing for Resolution No. 2020-04.”
- (3) “I move to approve Resolution 2020-04, An FY21 Supplemental Budget for the John Day Urban Renewal Agency.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: October 13, 2020

SUBJECT: Agenda Item #6: Approval of 2020 Incentive Payments
Attachment(s)

- 2020 CPR for URA Participants

BACKGROUND

The exception values have been calculated by the county assessor for the 2020 incentive payments (see spreadsheets, attached). The Board must authorize all rebate payments under both incentive programs and payments of SDCs in excess of \$25,000.

DISCUSSION

The URA program had nine participants this year (six new homes, three remodels) that created a total increase in assessed value of \$590,212. Four program participants that began homes last year that were still under construction this year will continue in the program and receive the balance of their incentive payments next October (see table, below). The total rebate owed by the URA this year is \$46,859.72.

In its first two years, the URA has incentivized the creation of five single family homes and two duplexes for a total of nine new dwelling units, plus five major remodels of existing homes that are now complete. With 2018's increase of \$588,903, this brings the total increase in new tax value created under the program to just under \$1.2 million in its first two years.

Owner(s)	Map & Lot No.	2020 Exception	2020 Rebate	Percent Complete	Program
Doug & Becky Sharp	13S31E23CB00508	\$27,259.00	\$1,908.13	25%	New Home
Jim & Sandy Bay	13S31E25BB00600	\$115,626.00	\$8,093.82	60%	New Home
Terry & Elizabeth Davidson	13S31E26BC00900	\$107,577.00	\$7,530.39	60%	New Home
Sally & Jeffrey Knowles	13S31E23CA02600	\$94,690.00	\$6,628.30	75%	New Home
Dave & Lisa Holland	13S31E23CB00503	\$15,975.00	\$1,118.25	100%	Major Remodel
Jesse Madden	13S31E26BA00200	\$25,565.00	\$3,834.75	100%	Major Remodel
Sally & Jeffrey Knowles	13S31E23CA02600	\$118,955.00	\$8,326.85	100%	New Home
Nicholas & Morgan Green	13S31E22A03400	\$40,819.00	\$2,857.33	100%	New Home
Mahogany Ridge Properties	13S31E23BC00300	\$43,746.00	\$6,561.90	100%	Major Remodel
Total Participants	9	\$590,212.00	\$46,859.72		

RECOMMENDED MOTION

“I move to approve URA incentive payments of \$46,859.72 to the 2020 program participants as discussed.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: October 13, 2020

SUBJECT: Agenda Item #7: Resolution No. 2020-05 – A Resolution of the John Day Urban Renewal Agency Amending Agency Standard Operating Procedures Attachment(s)

- Resolution 2020-05

BACKGROUND

Resolution 2020-05 amends and supersedes Resolution 2019-04, the URA's SOPs, to reflect board approved changes to incentive payments for manufactured homes. Changes were made to Section 2.2(a) to incorporate these adjustments.

RECOMMENDED MOTION

"I move to approve Resolution 2020-05, A Resolution of the John Day Urban Renewal Agency Amending Agency Standard Operating Procedures."

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: October 13, 2020
SUBJECT: Agenda Item #8: Other Business and Upcoming Meetings
Attachment(s)

- None

OTHER BUSINESS

- None

UPCOMING MEETINGS

- To be determined