

John Day Urban Renewal Agency October 13, 2020

7:00 PM VIRTUAL 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. **APPROVAL OF 2020 INCENTIVE PAYMENT ADJUSTMENTS**
Attachments:
 - Adjusted 2020 CPR for URA Renovations
6. **RESOLUTION NO. 2020-06 -- A RESOLUTION AMENDING THE URBAN RENEWAL BOUNDARES**
Attachments:
 - URA Amendment Application – Young
 - Resolution 2020-06
7. **URA ANNUAL REPORT**
Attachments:

- Annual Report

OTHER BUSINESS & UPCOMING MEETINGS

8. OTHER BUSINESS & UPCOMING MEETINGS

- TBD

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: December 15, 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: December 15, 2020

SUBJECT: Agenda Item #5: Approval of 2020 Incentive Payment Adjustments Attachment(s)

- Adjusted 2020 CPR for URA Renovations

BACKGROUND

The exception values have been re-calculated by the county assessor for the 2020 incentive payments for the two properties that were renovated under the Agency’s Existing Home Remodel Incentive Program. The Board must authorize all rebate payments under both incentive programs.

DISCUSSION

On October 13th, the board approved URA program incentive payments based on a change in assessed value for the URA of \$590,212 and a total rebate owed by the URA of \$46,859.72.

Following the meeting, the county assessor notified us of adjustments made by his office to the Maximum Assessed Value (MAV) for the two properties in the remodel program (enclosed). The Department of Revenue (DOR) reviewed the assessment method for the remodels and based on their review asked the county to reassess the properties using a different valuation approach, which resulted in an increase in the assessed value and therefore an increase in the rebate due to the applicants. DOR notified the assessor that the method they used to calculate the new exception value of the improvements was incorrect, and that the exception value needed to be the difference between the new real market value (RMV) of the rehabilitation, minus the prior year value on that improvement.

As a result, the MAV for the properties increased and the rebate owed increased, as highlighted in the table below. For the Madden property, the difference in the exception value was an increase of \$23,049 resulting in an increase to the incentive owed of \$3,457.35. For the Mahogany Ridge property, the difference was an increase of \$42,632 resulting in an incentive payment increase of \$6,394.80.

These adjustments bring the total change in URA assessed value to \$655,893 and the 2020 rebate total to \$56,711.87.

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%	New Home
Jesse Madden	13S31E26BA00200	\$25,565.00	\$3,834.75	100%	Major Remodel
<i>Adjusted Value</i>		<i>\$48,614.00</i>	<i>\$7,292.10</i>		
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
<i>Adjusted Value</i>		<i>\$86,378.00</i>	<i>\$12,956.70</i>		
Total Participants	9	\$655,893.00	\$56,711.87		

RECOMMENDED MOTION

“I move to approve URA incentive payment increases of \$3,457.35 for the Madden property and \$6,394.80 for the Mahogany Ridge property based on the adjustments made by the county assessor.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: December 15, 2020

SUBJECT: Agenda Item #6: Resolution No. 2020-06 – A Resolution Amending the Urban Renewal Area Boundaries

- URA Amendment Application – Young
- Resolution 2020-06

BACKGROUND

Jack Young has requested the inclusion of his home in the URA boundaries through a URA Amendment application (enclosed).

This resolution 2020-06 amends the URA boundaries to include his home by adding 1.83 acres to the Plan area.

Resolution 2019-07 approved last year was the first amendment to the boundaries since the URA was formally adopted, and this is the second. That resolution added 1.40 acres to the URA boundaries. The combination of the two amendments will result in a net increase to the land area of 3.23 acres since the Plan area was originally adopted.

Oregon Revised Statute Chapter 457 allows urban renewal agencies to amend their boundaries provided the total land area does not exceed 20 percent of the original plan area. Our adopted URA Plan may be amended through a Minor Amendment provided it adds less than 1% to the plan area and does not increase our maximum indebtedness. This amendment meets both requirements.

DISCUSSION

Resolution 2020-06 revises the URA legal description with the addition of tax lot 2200 and the corridor to connect it. The additions are Tract #57, Northwest Bridge Street (4) and Northwest 7th Street (and Extension). The resolution includes a tax map with the additions highlighted. The added tax lot comes to 0.59 acres (25,700 sq. ft.) and the additional street comes to 1.24 acres (54,014 sq. ft.) for a total increase of 1.83 acres.

Resolution 2019-07 incorporated the Madden, Weaver, Holland and Bay properties along with right-of-way for NE Dayton Street, which totaled 1.40 acres, and removed a portion of the Wilson lot that was part of a lot line adjustment that deeded a portion of this property to a neighbor, resulting in a net increase of 1.19 acres (this information is provided for historical context, but the original plan area governs for purposes of establishing the maximum amount that can be added to a plan).

The original plan area consisted of 178.56 total acres: 133.93 acres of land in tax lots and 44.63 acres of public rights-of-way. Resolution 2019-07 increased the total area to 179.96 (a 0.8% increase). This resolution 2020-06 increases the total area to 181.79 acres (a 1.0% increase).

ORS 457.220(3) states “An urban renewal agency may not by amendments add to the urban renewal areas of a plan land that is equal to more than 20 percent of the total land area of the original plan as calculated without taking into account any subsequent reductions of the area.” With the passage of this resolution, we will have 18.2% of our allocation remaining for future amendments.

RECOMMENDED MOTION

“I move to approve Resolution 2020-06, A Resolution Amending the Urban Renewal Boundaries.”

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: December 15, 2020
SUBJECT: Agenda Item #7: URA Annual Report
• URA Financial Report 2019-2020

BACKGROUND

ORS 457.460 requires an annual financial report to be filed not later than January 31 of each year. The report shall state:

- (a) The amount of moneys received during the preceding fiscal year;
- (b) The purposes and amounts for which any moneys received and from indebtedness incurred were expended during the preceding fiscal year;
- (c) An estimate of moneys to be received during the current fiscal year;
- (d) A budget setting forth the purposes and estimated amounts for which the moneys that have been or will be received and from indebtedness incurred are to be expended during the current fiscal year;
- (e) The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including the amount of indebtedness incurred through the end of the immediately preceding fiscal year; and
- (f) An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts included under ORS 457.430.

Per the ORS, the financial report must be filed with the governing body of the municipality and distributed to each taxing district affected by an urban renewal plan of the agency. Notice shall be published that the statement has been prepared and is on file with the municipality and the agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before March 1 of the year in which the statement is filed, in accordance with ORS 457.115.

The annual report is attached.

RECOMMENDED MOTION

“I move to approve the FY20 Annual Financial Report for the John Day Urban Renewal Agency.”

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: December 15, 2020
SUBJECT: Agenda Item #8: Other Business and Upcoming Meetings
Attachment(s)

- None

OTHER BUSINESS

- None

UPCOMING MEETINGS

- To be determined