

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

April 27, 2021

URA BOARD MEMBERS PRESENT:

Ron Lundbom, Chairman
David Holland
Paul Smith, Vice-Chair
Shannon Adair
Elliott Sky
Heather Rookstool

URA BOARD MEMBERS ABSENT

Gregg Haberly

CITY STAFF PRESENT

Nicholas Green, Executive Director
Lindy Berry, Secretary
Daisy Goebel, Associate Planner (virtual)

LauraBeth Wallenstein, Agribusiness Project
Manager (virtual)

GUESTS PRESENT VIRTUALLY

Sherrie Rininger
Stephanie LeQuieu (virtual)
Chris Fox (virtual)

K (virtual)

Agenda Item No. 1—Open and Note Attendance

Chairman Lundbom called the meeting to order at 8:50 p.m., noting everyone was present except Councilor Haberly who was absent and excused.

Agenda Item No. 2—Approval of Prior Minutes

No minutes presented.

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 appeared.*

Agenda Item No. 4—Consent Agenda

No items presented.

Action Item No. 5—Iron Triangle LLC Application for URA Consideration

Executive Director Green shared that they had not anticipated this type of scenario when they adopted the URA, noting that they received an application from Iron Triangle to amend the unfinished multifamily units on the North end of Canyon Garden Apartments into the boundary. He shared that he wasn't sure whether that project would be considered a renovation or new construction.

The councilors deliberated on the classification of the project. Board Member Adair stated that there would have to be very specific guidelines for what classifies a remodel versus a renovation. Board Member Holland shared his belief that the project qualified for new construction as they are essentially building from the ground up. Board Member Smith noted that the boundaries can only be amended a certain amount and inquired on the allocation still available. He also added that, in his opinion, it was not a question of qualification but if the board would set themselves up to make allowances. Executive Director Green estimated that once Ironwood Estates and Mahogany Ridge have been completed, the program would have achieved the goal and would need to be restructured. Board Member Sky noted they had planned to allow for some flexibility so that people could be included who were outside of the original boundary. Board Member Adair stated she had no issue with adding them to the URA boundary, but wanted to classify the project accurately. Executive Director Green shared that FEMA classified it as a substantial improvement, not new construction. Board Member Rookstool asked if Executive Director Green has spoken with legal counsel.

There was board consensus that they would follow what legal counsel advises.

Board Member Rookstool also inquired that if they amended it, how much amendable area would be left? City Manager Green stated he would need to calculate the area of the building, as they would need to amend the whole thing, but estimated they would have about 2.5% of their total allowable area left. Board Member Holland asked if it (the incentive payment) was retroactive. City Manager Green clarified it would be from the time it was amended. The assessed value of the property on January 1st would be the frozen value.

Action Item No. 6—Other Business & Upcoming Meetings

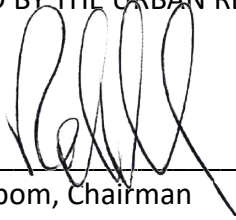
Executive Director Green noted the language would need to be amended to allow the URA to invest in the horizontal infrastructure as well as a resolution to accept the interfund loan from the city. Chairman Lundbom reviewed the upcoming meetings.

Board Member Smith moved to close the meeting at 9:03 PM. The motion was seconded by Board Member Adair and passed unanimously.

Respectfully Submitted:

Nicholas Green, Executive Director

ACCEPTED BY THE URBAN RENEWAL AGENCY BOARD ON JULY 13th 2021.

A handwritten signature in black ink, appearing to read 'RL', is written over a horizontal line.

Ron Lundbom, Chairman