

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

June 9, 2020

**URA BOARD MEMBERS PRESENT**

Shannon Adair  
Elliot Sky  
Ron Lundbom, Chairman  
Steve Schuette, Vice-Chairman  
Paul Smith  
Gregg Haberly

**URA BOARD MEMBERS ABSENT**

David Holland

**CITY STAFF PRESENT**

Nicholas Green, City Manager  
Monte Legg, Public Works Director  
Anna Bass, Solutions CPAs

Chantal DesJardin, Secretary  
Don Gabbard, Fire Chief

**GUESTS:**

Rudy Diaz, Blue Mtn. Eagle

**Agenda Item No. 1—Open and Note Attendance**

Chairman Lundbom called the Urban Renewal Agency meeting to order at 7:59 PM and noted that everyone was present besides Dave Holland, who was excused.

**Agenda Item No. 2—Approval of Prior Meeting Minutes**

**Board Member Adair moved to approve the URA minutes from October 8<sup>th</sup>, 2019. The motion was seconded by Board Member Schuette and passed unanimously**

**Board Member Schuette moved to approve the Urban Renewal Agency minutes from April 28<sup>th</sup>, 2020 as presented. The motion was seconded by Board Member Adair and passed unanimously.**

**Agenda Item No. 3—Appearance of Interested Citizens**

Chairman Lundbom welcomed the audience and asked if anyone wanted to add anything to the agenda. *None appeared.*

**Agenda Item No. 4—Resolution 2020-02, A Resolution to Adopt the FY2020-2021 Budget, Declare Tax Increments, and Make Appropriations**

**Board Member Smith moved to open the public hearing at 8:01PM. The motion was seconded by Board Member Schuette and passed unanimously.**

City Manager Green commented that he recommends they move forward with the budget as submitted but following discussion with the City Recorder and Old West FCU, as the prospective lender to the URA,

they discussed refinancing the City loan to the URA to become the sole lender to the Agency. OWFCU would pick up the \$60,000 loan from the city Community Development Fund, so they could be repaid and any new incentives would be paid out from the line of credit. Green noted they are in the early stages of discussion, but they seem amenable and they will try to discuss deal terms this week. He highlighted the reason for noting now, was to make them aware they would need to do a supplemental budget in the first month or two, if that was how the board wanted to proceed. Board Member Smith asked what the original ask had been; Green responded they had asked for at least \$30,000 on the line of credit to cash flow the coming years incentives that will be paid in October but he asked for an instrument that will scale with the program and increase with the number of applications, while working within the seven year repayment schedule. Councilor Smith asked if the additional \$60,000 would be in a line of credit or as a fixed loan; Green noted the refinance of the city loan would be fixed for a seven year term and the line of credit would be for incentives from the next fiscal year forward. There was discussion about the benefit for the city budget, noting the repayment to them would be unappropriated. There was discussion about the timeline of recovery through increased taxes, Green noted it was nearly infallible, while the ratio of incentive payout to tax increase was variable year to year, they would certainly see the repayment. The only way the operating model breaks down is if all the homeowners collectively decided to quite paying property taxes. Even then, the county would take over the property, sell it, and the new owner would begin paying the property taxes.

**Board Member Schuette moved to close the public hearing for Resolution No. 2020-02, A Resolution to Adopt the FY2020-2021 Budget, Declare Tax Increments, and Make Appropriations at 8:07PM. The motion was seconded by Board Member Adair and passed unanimously.**

**Board Member Schuette moved to approve Resolution 2020-02, A Resolution to Adopt the FY2020-2021 Budget, Declare Tax Increments, and Make Appropriations. The motion was seconded by Board Member Haberly and passed unanimously.**

Executive Director Green confirmed the line of credit for this year's incentive payouts was included in the budget and they would only have to do a supplemental if they chose to proceed with refinancing the current loan for previous incentive payouts through Old West.

**There being no further business, Board Member Schuette moved to adjourn the Urban Renewal Agency board meeting at 8:08 PM. The motion was seconded by Board Member Haberly and passed unanimously.**

Respectfully Submitted:

Nicholas Green, Executive Director

ACCEPTED BY THE URBAN RENEWAL AGENCY ON AUGUST 25, 2020.



Ron Lundbom, Chairman