

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

August 25th,2020

URA BOARD MEMBERS PRESENT:

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

URA BOARD MEMBERS ABSENT

CITY STAFF PRESENT

Nicholas Green, Executive Director
Dani Carter, Secretary

Daisy Goebel, Associate Planner
LauraBeth Wallenstein, Agribusiness

GUESTS PRESENT VIRTUALLY

Rod Ray	+15417909060
+15418156614	+18315961771
Logan Baggett, Elkhorn Media	+15416204037
Didgette McCracken, OSU Extension	+15416203608
+15415750547	

Agenda Item No. 1 Open and Note Attendance

Chairman Lundbom called the meeting to order at 8:59 p.m., noting everyone was present.

Agenda Item No. 2 Approval of prior minutes

The minutes from June 9th 2020 meeting were presented for review.

Board Member Schuette moved to approve the June 9th, 2020 minutes as presented. The motion was seconded by Board Member Adair and passed unanimously.

Agenda Item No. 3 Appearance of Interested Citizens

None appeared.

Agenda Item No. 4 Consent Agenda

No items presented

Action Item No. 5 Resolution No. 2020-03, A Resolution to Authorize Debt Refinancing In The FY 2020-2021 Budget

Executive Director Green reviewed the information presented the agenda memo. Green stated the hope is with forty thousand dollars they will be able to continually recapitalize on the incentives if they see a surge in development. He also noted that if in the future they won a grant, which opened up more streets then they would increase that line of credit. Chairman Lundbom asked for confirmation that the City had loaned the URA funds at 3.5% but the refinanced rate through Old West would be 3.0% for both the \$60,000 loan and \$40,000 line of credit. Executive Director Green confirmed and noted there are no existing financial ties between the Credit Union and City of John Day.

Board Member Sky moved to approve Resolution 2020-03, A Resolution to Authorize Debt Refinancing in the FY 2020-2021 Budget. The motion was seconded by Board Member Holland and passed unanimously.

He also noted that a supplemental budget would be needed to expend the increased amount because they had only budgeted for the first payment on the note to the City of \$20,000. Green stated he will try to coordinate with the Assessor to have both the incentive payouts prepared and supplemental noticed so the board can approve at the same meeting in October.

Action Item No. 6 Discussion of The SDC Expenditures for Manufactured Homes

Executive Director Green reviewed the discussion points included in the agenda memo. Board Member Sky asked about potential requirements limiting the age of the mobile homes. Green clarified that the City of John Day code requirements, in residential districts, would only permit a newer home because of conditions such as energy efficiency requirements. Board member Schuette asked if they could be older, remodeled homes. Green confirmed that homes have to meet the requirements before being placed in the residential district, a non-conforming unit cannot be placed. There was additional discussion among the board about concerns regarding incentivizing placement of manufactured homes. Board discussed a potential recently placed new manufactured home on 4th Avenue as a possible qualifier. Board discussed the motivators for manufactured home versus new construction, noting quicker occupation timelines, cost savings, and hurdles to new construction. Some comments were that manufactured homes would be placed, whether incentivized or not. Executive Director Green commented that often those looking at that type of home are budget oriented and the SDC's are a significant cost to a lower budget home. He also noted they do not want to devalue property by creating a de-facto manufactured home park on separate lots. Green added there is not a lot of vacant land and some neighborhood CCR's don't allow placement at all. Green also stated they should be judicious about expanding the URA area. Currently every buildable lot is included, but if they were approached about subdividing a lot to make several smaller parcels to place manufactured homes, he would not recommend eating up the limited amount of amendment

space to capture SDC payments for a manufactured home. The expansions need to maximize the benefits of the program. Chairman Lundbom asked about including language to that effect and Green confirmed they could establish those parameters as conditions for manufactured home eligibility. Chairman Lundbom asked if a decision was needed that night. Green stated if there was a consensus on the conceptual changes, an amendment will be brought to the next meeting for approval, which would make the proposed changes effective.

There was a consensus by the board to amend the SOP to include SDC payments for manufactured homes in residential districts for property currently included in the district.

Action Item No. 7 Other Business & Upcoming Meetings


Chairman Lundbom reviewed the upcoming meetings.

Vice Chairman Schuette moved to close the meeting at 9:13 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 OCTOBER 13, 2020.

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

Ron Lundbom, Chairman