

**John Day Urban Renewal Agency
August 25, 2020**

**8:00 PM VIRTUAL MEETING
(Will Begin After City Council Meeting Adjourns)**

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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. **RESOLUTION NO. 2020-03, A RESOLUTION TO AUTHORIZE DEBT REFINANCING IN THE FY 2020-2021 BUDGET**
Attachments:
 - Resolution No. 2020-03
6. **DISCUSSION OF SDC EXPENDITURES FOR MANUFACTURED HOMES**
Attachments:
 - None

OTHER BUSINESS & UPCOMING MEETINGS

7. OTHER BUSINESS & UPCOMING MEETINGS

- September URA meeting (TBD) to approve incentive payments

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: August 25, 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: August 25, 2020

SUBJECT: Agenda Item #5: Resolution No. 2020-03, A Resolution To Authorize Debt Refinancing In The FY 2020-2021 Budget
Attachment(s)

- OWFCU Offer Letter
- Resolution No. 2020-03

BACKGROUND

Old West Federal Credit Union has offered financing to the URA board to refinance the loan from the City for incentive payments on a lower interest, seven year note, and to finance future incentive payments on a \$40,000 revolving line of credit. This amount should be sufficient to address any bridge financing needs for the URA in its early years while the tax increment from prior housing incentives catches up.

RECOMMENDED MOTION

“I move to approve Resolution 2020-03, A Resolution To Authorize Debt Refinancing In The FY 2020-2021 Budget.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: August 25, 2020

SUBJECT: Agenda Item #6: Discussion of SDC Expenditures For Manufactured Homes
Attachment(s)

- None

BACKGROUND

Council agreed to meet as a URA board to discuss the option of paying system development charges for manufactured homes. This discussion topic is an opportunity for the board to address this matter.

DISCUSSION

The Board was asked to consider whether they would allow the URA to make system development charge payments for manufactured homes. Manufactured homes were omitted from incentive payments under the new home incentive program because they are not built on site and therefore create less economic value for the community. However, these homes do add to the tax base and create housing in our community, which leads to population growth, increased state shared revenue and adds economic productivity.

Parameters for SDC payments could be adjusted within the agency's SOP resolution since SDC payments are already contemplated in the URA program rules. This does not qualify as a minor amendment to the program that would require public hearings. Rather, it would be considered an adjustment in policy and practice by the Board.

Parameters the Board may wish to consider:

- SDC payments, if approved, should be made in the same manner as for site built homes (i.e. City will invoice the URA once the property owner makes a connection to city services).
- SDC payments should only apply to site built homes on permanent foundations, otherwise the unit could be relocated and the tax and housing benefits lost.
- SDC payments should only apply to homes in residential districts on their own lots.
- The board can consider whether to allow a manufactured home, not currently in the URA boundaries, to request an expansion of the URA boundaries for placement of their manufactured home. However, we have very limited amendment capacity to add additional land to the area. My recommendation is that this adjustment, if approved, should only be allowed within the existing boundaries of the urban renewal district.

RECOMMENDATION

If the board chooses to implement this change, we can bring an amendment to the SOP resolution to the next board meeting for review and approval.

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: August 25, 2020
SUBJECT: Agenda Item #7: Other Business and Upcoming Meetings
Attachment(s)

- None

OTHER BUSINESS

- None

UPCOMING MEETINGS

- September 22 or 29 URA meeting to approve incentive payments (TBD based on receipt of assessor's updated tax rolls)