

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

June 8, 2021

URA BOARD MEMBERS PRESENT:

Paul Smith, Vice-Chair
Shannon Adair
Gregg Haberly
Elliott Sky
Heather Rookstool

URA BOARD MEMBERS ABSENT

Ron Lundbom, Chairman
David Holland

CITY STAFF PRESENT

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

Anna Bass, City Recorder (virtual)

GUESTS PRESENT VIRTUALLY

Chris Fox
Caller 02

Agenda Item No. 1— OPEN AND NOTE ATTENDANCE

Vice-Chair Smith called the meeting to order at 8:30 p.m., noting everyone was present but Chairman Lundom and Board Member Holland who were absent and excused.

Agenda Item No. 2— APPROVAL OF PRIOR MINUTES

No minutes presented.

Agenda Item No. 3— APPEARANCE OF INTERESTED CITIZENS

Vice-Chair Smith welcomed the audience and asked if there was any business to add to the agenda.
None appeared.

Agenda Item No. 4— CONSENT ITEMS

No items presented.

Action Item No. 5— PUBLIC HEARING – JOHN DAY URBAN RENEWAL DISTRICT 2021-2022 BUDGET (8:31 PM)

Board Member Adair motioned to open the public hearing for the John Day Urban Renewal District 2021-2022 budget. The motion was seconded by Board Member Sky and passed unanimously.

City Manager Green noted this budget is consistent with past budgets. They are budgeting for incentive payments on new construction and remodels. This budget should cover the known connection charges, known home construction and known major remodels. As of the meeting, they were at 14 homes.

Vice-Chair Smith invited public comment. *None appeared.*

Board Member Adair motioned to close the public hearing. The motion was seconded by Board Member Sky and passed unanimously.

Action Item No. 6— RESOLUTION NO. 2021-02, A RESOLUTION TO ADOPT THE FY22 BUDGET, DECLARATION OF TAX INCREMENTS, AND MAKE APPROPRIATIONS (8:34 PM)

Board Member Adair motioned to approve Resolution No. 2021-02, A Resolution to Adopt the FY22 Budget, Declaration of Tax Increments, and Make Appropriations. The motion was seconded by Board Member Rookstool and passed unanimously.

Action Item No. 7— RESOLUTION NO. 2021-03, A RESOLUTION AMENDING THE URBAN RENEWAL AREA BOUNDARIES (8:35 PM)

Executive Director Green noted the amendment would include Garret Blackburn and Canyon Garden in the boundary. There was 18% area remaining to adopt into the boundary. Should progress continue at the current rate, he believed they may retire the program early.

Board Member Adair motioned to approve Resolution No. 2021-03, A Resolution Amending the Urban Renewal Area Boundaries. The motion was seconded by Board Member Sky and passed unanimously.

Action Item No. 8— RESOLUTION NO. 2021-04, A RESOLUTION AMENDING THE URBAN RENEWAL AREA PLAN (8:38 PM)

Executive Director Green proposed to amend the plan to help facilitate housing development and to facilitate right of way land acquisitions for horizontal improvements. He also proposed to add a land development program in addition to the new home and remodel programs. The land development would be broken up into two programs. The first, allowing for privately led projects to be supported by the URA. The second being the infrastructure investment program which would be publicly led.

Board Member Haberly inquired if it would be beneficial to those in the Urban Growth Boundary. Executive Director Green answered that those property owners would need to be annexed into the City limits to take advantage. Board Member Sky inquired if this would be within the current boundaries? Executive Director Green confirmed that it would apply to properties currently within the boundary or those that applied to adoption into the boundary. Development agreements would be created and tailored to fit the needs of the specific project.

Executive Director Green briefly shared the changes to section 6. This would be a 3-party agreement between the URA, City and Developer. When the URA is dissolved, the street would be dedicated to the City.

Board Member Sky inquired if all lots for Ironwood Estates Phase 2 would be eligible, sharing concerns that they've already purchased the road. Executive Director Green noted that the URA could assist with other capital investments. He recommended that investments not be made until the work or investment has been made by the applicant. A requirement of the program would be that lots be sold at fair market value. Part of the development agreement would establish what amount would be fair market value.

Vice-Chair Smith inquired if the amendment would go into effect immediately if approved. Executive Director Green confirmed it would go into effect once approved. Board Member Adair inquired if they anticipate any push back for addressing projects differently. Executive Director Green shared that each land developer he has spoken with is so unique and he did not believe it could be a one size fits all approach. Board Member Sky noted that he felt it was a great opportunity to encourage growth within the city limits.

Executive Director Green shared that he had been in discussion with the City of Madras and they are learning from each other.

Board Member Adair motioned to approve Resolution No. 2021-04, A Resolution amending the Urban Renewal Area Plan. The motion was seconded by Board Member Haberly and passed unanimously.

Action Item No. 9— RESOLUTION NO. 2021-05, A RESOLUTION TO ACCEPT A LOAN FROM THE CITY OF JOHN DAY (8:56 PM)

Board Member Adair motioned to approve Resolution No. 2021-05, A Resolution to Accept a Loan from the City of John Day. The motion was seconded by Board Member Rookstool and passed unanimously.

Action Item No. 10— MASTER PLANNED COMMUNITIES UPDATE (8:57 PM)

Executive Director Green provided a brief overview of the approval for the two master planned communities. Several Board Members shared their excitement about the upcoming development of Ironwood Estates and Mahogany Ridge. Executive Director Green noted that Ironwood Estates would begin work first and they are predicting lots would come available for sale in the Fall. Mahogany Ridge has plans to include cottage clusters and they plan to 3D print some of the homes. The current proposal includes 11 3D printed homes. Board Member Sky inquired about the timeline. Executive Director Green stated that the current plan is to have the 3D printer in John Day next Spring. The price per square foot may come in lower with the current cost of lumber.

Action Item No. 11— EXECUTIVE SESSION PER ORS 192.660(e) TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO NEGOTIATE REAL PROPERTY TRANSACTIONS

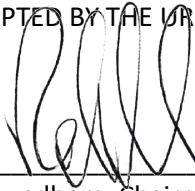
Action Item No. 12— OTHER BUSINESS & UPCOMING MEETINGS

Board Member Rookstool moved to close the meeting at 9:03 PM. The motion was seconded by Board Member Sky 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