

**John Day Urban Renewal Agency
April 27, 2021**

8:00 PM VIRTUAL MEETING

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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. **8:30 P.M. PUBLIC HEARING – JOHN DAY URBAN RENEWAL DISTRICT 2021-2022 BUDGET**
Attachments:
 - 2021-2022 Budget Notice
 - FY22 Budget
6. **RESOLUTION NO. 2021-02, A RESOLUTION TO ADOPT THE FY22 BUDGET, DECLARATION OF TAX INCREMENTS, AND MAKE APPROPRIATIONS**
Attachments:
 - Resolution 2021-02

7. **RESOLUTION NO. 2021-03, A RESOLUTION AMENDING THE URBAN RENEWAL AREA BOUNDARIES**
Attachments:
 - Resolution 2021-03
8. **RESOLUTION NO. 2021-04, A RESOLUTION AMENDING THE URBAN RENEWAL AREA PLAN**
Attachments:
 - Resolution 2021-04
9. **RESOLUTION NO. 2021-05, A RESOLUTION TO ACCEPT A LOAN FROM THE CITY OF JOHN DAY**
Attachments:
 - Resolution 2021-05
10. **MASTER PLANNED COMMUNITIES UPDATE**
Attachments:
 - None
11. **EXECUTIVE SESSION PER ORS 192.660(e) TO CONDUCT DELIBERATIONS WITH PERSONS DESIGNATED BY THE GOVERNING BODY TO NEGOTIATE REAL PROPERTY TRANSACTIONS**
Attachments:
 - None

OTHER BUSINESS & UPCOMING MEETINGS

12. **OTHER BUSINESS & UPCOMING MEETINGS**
 - None

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: June 8, 2021
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: June 8, 2021

SUBJECT: Agenda Item #5: 8:30 P.M. Public Hearing – John Day Urban Renewal District 2021-2022 Budget
Attachment(s)

- 2021-2022 Budget Notice
- FY22 Budget

BACKGROUND

A public hearing is needed to adopt the URA budget for FY22.

RECOMMENDED MOTIONS

“I move to open the public hearing for the John Day Urban Renewal District 2021-2022 Budget.”

[Public comments]

“I move to close the public hearing for the John Day Urban Renewal District 2021-2022 Budget.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: June 8, 2021

SUBJECT: Agenda Item #6: Resolution No. 2021-02, A Resolution to Adopt the FY22 Budget, Declaration of Tax Increments, and Make Appropriations
Attachment(s)

- Resolution 2021-02

BACKGROUND

Resolution No. 2021-02 adopts the FY22 URA budget, including the tax increments to be received. It also appropriates the budget.

RECOMMENDED MOTION

“I move to approve Resolution No. 2021-02, A Resolution to Adopt the FY22 Budget, Declaration of Tax Increments, and Make Appropriations.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: June 8, 2021

SUBJECT: Agenda Item #7: Resolution No. 2021-03, A Resolution Amending the Urban Renewal Area Boundaries
Attachment(s)
• Resolution 2021-03

BACKGROUND

Resolution No. 2021-03 amends the URA boundaries to include two new developments, the Canyon Garden Apartments on S. Canyon Boulevard and Garret Blackburn's residence on E. Main Street.

Both applicants have submitted valid applications for amendment under the new home incentive program and are eligible for 7 percent cash back on the change in assessed value.

DISCUSSION

The resolution includes updated legal descriptions for the two tracts that will be amended into the URA boundaries (Exhibit A) and two updated maps for these tracts (Exhibit B).

No new corridor was necessary for the Blackburn tract (tract #58). The Canyon Garden apartments required an extension of the Highway 395S corridor southerly to the apartments (tract #59). According to the Grant County Assessor, the Assessor's office is treating the Canyon Garden apartments as new construction rather than a major renovation, making it eligible for the 7 percent rebate.

The Blackburn tract (#58) is 0.2 Acres. The Iron Triangle tract (#59) is 0.1 Acres. Total amended area is 0.3 acres.

The original plan area consisted of 178.56 total acres: 133.93 acres of land in tax lots and 44.63 acres of public rights-of-way. Resolution 2019-07 increased the total area to 179.96 (a 0.8% increase). Resolution 2020-06 increased the total area to 181.79 acres (a 1.0% increase). This Resolution 2021-03 increases the total area to 182.09 acres (a 0.17% increase).

ORS 457.220(3) states "An urban renewal agency may not by amendments add to the urban renewal areas of a plan land that is equal to more than 20 percent of the total land area of the original plan as calculated without taking into account any subsequent reductions of the area." With the passage of this resolution, we will have 18% of our allocation remaining for future amendments.

RECOMMENDED MOTION

"I move to approve Resolution No. 2021-03, A Resolution Amending the Urban Renewal Area Boundaries."

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: June 8, 2021

SUBJECT: Agenda Item #8: Resolution No. 2021-04, A Resolution Amending the Urban Renewal Area Plan
Attachment(s)
• Resolution 2021-04

BACKGROUND

Resolution No. 2021-04

DISCUSSION

Text

RECOMMENDED MOTION

Text

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: June 8, 2021

SUBJECT: Agenda Item #9: Resolution No. 2021-05, A Resolution to Accept a Loan from the City of John Day
Attachment(s)
• Resolution 2021-05

BACKGROUND

Resolution No. 2021-05 accepts a loan for \$100,000 from the City of John Day to make water and sewer system improvements within the URA boundaries.

DISCUSSION

This loan was approved by the John Day budget committee and by the URA budget committee and has been adopted into the FY22 budget.

RECOMMENDED MOTION

“I move to approve Resolution No. 2021-05, A Resolution to Accept a Loan from the City of John Day.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: June 8, 2021

SUBJECT: Agenda Item #10: Master Planned Community Updates
Attachment(s)

- Preliminary Plat – The Ridge
- Preliminary Plat – Ironwood Estates Phase 2

BACKGROUND

The John Day Planning Commission approved the master planned developments for The Ridge and Ironwood Estates Phase 2 on Thursday, June 3rd. These developments are now ready to begin construction.

DISCUSSION

The Ridge. Mahogany Ridge Properties is the owner and developer of “The Ridge”. The property will be developed in multiple Phases, creating lots for single family and multi-family units. Based on the topography and other constraints of this property the goal is to create a variety of innovative housing options that best fit the property. The property will be developed in Phases as needs and market conditions dictate.

Phase 1 will be developed first, creating 13 lots, with public streets, City and private utilities, trails and pathways, and natural open spaces. The proposed lots 1-11 range from 0.35-1.93 acres, capable of providing the space needed for developing hillside lots, both for the structures, utilities, required parking and minimize the impacts on the native vegetation and natural terrain features. A minimum of 60% of these lots will be committed to multi-family dwelling units such as multiplexes or cottage cluster homes, with the goal of creating affordable housing units to fill a recognized need within the community. Mahogany Ridge Properties plans to reserve between 1-4 of the lots and will construct multi-family units on them, either commissioned or on speculation. The remaining lots will be sold as bare lots with all utilities stubbed to the property and public street access.

As part of Phase 1, lots 12 and 13 will be larger lots, 10-20 acres. The building sites for these parcels are at the very top of the hillside and would require a large amount of public infrastructure to serve very few home sites. The elevation of the building sites are currently above the City’s highest water storage tanks. These lots are proposed single family and the homeowner will be responsible for the extension of private access and utilities as needed. These lots could be redeveloped in the future if, utility service becomes available and public access can be provided.

Parcels 14 & 15 are parcels reserved for future phases of the project. The concept plans show a basic layout of how these parcels may develop in the future. Parcel 14 will gain public street access and utilities from Phase 1. This parcel may be developed in the future, up to 11 lots and provide natural open space for the remaining part of the parcel. Parcel 15 will access Hillcrest Dr. for public access and utilities and may be further developed, up to 6 lots. Any future lots created from parcel 14 and 15 will be for single family and multi-family dwelling units, similar too lots 1-11 of Phase 1.

Open Space will be dedicated throughout the development, these areas will remain primarily undeveloped, with gravel pathways connecting to the public streets and other pathways.

Ironwood Estates Phase 2. Ironwood Phase 1 was developed in the early 1990s, the original plans showed a phase two on Tax Lot 300 and additional development of 400, as recorded on the neighborhood survey in 1994.

Today the Ironwood Master Plan development is a new development plan for Tax Lots 300 & 400. Phase 2 is generally the same layout proposed initially, there will be two streets extended to the West, which will permanently terminate at cul-de-sacs. This is due to the topography of both this site and neighboring property, the terrain becomes too steep to continue street construction and lot development. Once Phase 2 is complete there will be public streets, City and private utilities, and up to 17 lots ranging from 18,000 to 71,000 sf, as shown in the preliminary plat.

The concept plan shows a rough layout of future phases of this Master Plan development. The size and number of phases may vary depending on the current local market conditions. The future phases portion of this Master Plan is for portion of the ground that is a little gentler, and therefore the propose density of the residents is greater, per the concept plan the average lot size is 10,575 sf, ranging from 7,200 sf to 17,200 sf depending on the terrain. Each of these lots will be used for either single family or duplex units. There is a common area proposed at the center of the lots, to create a recreational/gathering area for the community. Each of the future Phases will be submitted as a preliminary plat and detailed development plan for City approval. Site design review plans will be provided for the common area once 50% or less, of the lots shown in the “Future Phase” portion of the concept plan are developed.

SUMMARY

These are the first master planned developments approved by the Planning Commission in nearly 30 years (since Ironwood Estates Phase 1 in 1994).

City staff are working on a return on investment (ROI) calculator for each development to determine the amount of incentives available and needed for the improvements to these projects. They are also both included in the upcoming RAISE grant application (formerly BUILD grant) for the City of John Day.

The URA will take the lead on the development and incentivizing of these projects for the City, in order to allow the City to recover its investments through the URA’s tax increment financing.

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Executive Director

DATE: June 8, 2021

SUBJECT: Agenda Item #11: Executive Session Per ORS 192.660(e) To Conduct Deliberations with Persons Designated by the Governing Body to Negotiate Real Property Transactions Attachment(s)

- None

NOTICE

The John Day Urban Renewal Agency will meet in executive session pursuant to ORS 192.660(e) To Conduct Deliberations with Persons Designated by the Governing Body to Negotiate Real Property Transactions.

Representatives of the news media and designated staff will be permitted to attend the executive session. All other persons will not be permitted to attend the executive session. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as announced. No decision will be made during the executive session.

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Executive Director
DATE: June 8, 2021
SUBJECT: Agenda Item #12: Other Business
Attachment(s)

- None

OTHER BUSINESS

- None

UPCOMING MEETINGS

- To be determined