

**John Day Urban Renewal Agency Meeting
Tuesday, December 14, 2021
316 S. Canyon Boulevard**

7:00 PM URA Board Meeting

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1. **OPEN AND NOTE ATTENDANCE**
2. **APPROVAL OF PRIOR MINUTES**
3. **APPEARANCE OF INTERESTED CITIZENS** – At this time we will welcome the public and ask if there is anything they would like to add to tonight’s agenda.

CONSENT AGENDA

4. **CONSENT AGENDA ITEMS**

Attachments:

- None

ACTION ITEMS

5. **PUBLIC HEARING – RESOLUTION NO. 2021-06, A RESOLUTION TO CHANGE BUDGET APPROPRIATIONS BY SUPPLEMENTAL BUDGET**

Attachments:

- Notice of Public Hearing
- Resolution No. 2021-06
- Business Oregon Pre-Application

6. **URA ANNUAL REPORT**

Attachments:

- URA Financial Report 2021-2022

7. **OTHER BUSINESS & UPCOMING MEETINGS**

Attachments:

- TBD

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Director
DATE: December 14, 2021
SUBJECT: Agenda Item #4: Consent Agenda Items
Attachment(s)

- None

BACKGROUND

No items on the consent agenda.

Item 1) N/A

N/A

Recommendation: N/A

Item 2) N/A

N/A

Recommendation: N/A

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Director

DATE: December 14, 2021

SUBJECT: Agenda Item #5: Public Hearing – Resolution No. 2021-06, A Resolution to Change Budget Appropriations by Supplemental Budget

- Notice of Public Hearing
- Resolution No. 2021-06
- Business Oregon Pre-Application

BACKGROUND

Resolution No. 2021-06 amends the URA’s FY22 budget by adding \$2,273,868 in loan proceeds from Business Oregon into the current year’s budget.

DISCUSSION

The City has submitted a pre-application to Business Oregon (attached) to finance land development costs for the urban renewal agency. These loan proceeds will fund land development costs for 100 homes in the following three project areas:

Housing Development	Est. Cost	Units Planned
Holmstrom Ranch	\$ 350,000	4
Ironwood Estates	\$ 750,000	73
The Ridge	\$ 750,000	23

Additional funding received from the loan will be available for contingency and debt service. These loan proceeds will be repaid with tax increments created within the urban renewal area from land developments and new home construction of the 100 units planned for these sites.

A public hearing is required prior to adopting the new budget. This does not obligate the city council to accept the loan proceeds, but it does create the option for the council to receive them and expend them this fiscal year. The final application, award, and an acceptance of the award by the city council are still needed and will be reviewed in January or February as the loan is processed by Business Oregon.

RECOMMENDED MOTIONS

- 1) “I move to open the public hearing for URA Resolution 2021-06, A Resolution to Change Budget Appropriations by Supplemental Budget.”

[public comment]

- 2) “I move to close the public hearing for URA Resolution 2021-06.”

[board deliberations]

- 3) “I move to adopt Resolution 2021-06, A Resolution to Change Budget Appropriations by Supplemental Budget.”

TO: John Day Urban Renewal Agency
FROM: Nicholas Green, Director
DATE: December 14, 2021
SUBJECT: Agenda Item #6: URA Annual Report
Attachment(s)

- URA Financial Report 2021-2022

BACKGROUND

ORS 457.460 requires an annual financial report to be filed not later than January 31 of each year. The report shall state:

- (a) The amount of moneys received during the preceding fiscal year;
- (b) The purposes and amounts for which any moneys received and from indebtedness incurred were expended during the preceding fiscal year;
- (c) An estimate of moneys to be received during the current fiscal year;
- (d) A budget setting forth the purposes and estimated amounts for which the moneys that have been or will be received and from indebtedness incurred are to be expended during the current fiscal year;
- (e) The maximum indebtedness for each urban renewal area included in an urban renewal plan of the agency, including the amount of indebtedness incurred through the end of the immediately preceding fiscal year; and
- (f) An analysis of the impact, if any, of carrying out the urban renewal plan on the tax collections for the preceding year for all taxing districts included under ORS 457.430.

Per the ORS, the financial report must be filed with the governing body of the municipality and distributed to each taxing district affected by an urban renewal plan of the agency. Notice shall be published that the statement has been prepared and is on file with the municipality and the agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before March 1 of the year in which the statement is filed, in accordance with ORS 457.115.

The annual report is attached.

RECOMMENDED MOTION

“I move to approve the FY21 Annual Financial Report for the John Day Urban Renewal Agency.”

TO: John Day Urban Renewal Agency

FROM: Nicholas Green, Director

DATE: December 14, 2021

SUBJECT: Agenda Item #7: Other Business and Upcoming Meetings
Attachment(s)
• None

OTHER BUSINESS

- None

UPCOMING MEETINGS

- TBD February URA Board Meeting to approve housing development agreements