



SILVERTON URBAN RENEWAL AGENCY MEETING

Monday, June 17, 2024 – 8:00 p.m. or upon conclusion of City Council Meeting

Council Chambers – 421 South Water Street and Zoom

Americans with Disabilities Act – The Silverton Urban Renewal Agency intends to comply with the A.D.A. The meeting location is accessible to individuals needing special accommodations such as a sign language interpreter, headphones, or other special accommodations for the hearing impaired. To participate, please contact the City at 503-874-2216 at least 48 hours prior to the meeting.

A copy of the full packet is available on the City's website at www.silverton.or.us/agendacenter. In accordance with House Bill 2560 and City of Silverton Resolution 22-06, the meeting will be held in a hybrid format: in person, and electronically using the Zoom web conference platform. Please submit written comments to publiccomment@silverton.or.us by 3:00 p.m. on Monday, June 17, 2024. Comments received will be shared with Silverton Urban Renewal Agency and included in the record. If you wish to participate through the Zoom web conference platform, see meeting information below.

Zoom meeting link:

<https://us02web.zoom.us/j/84039232700>

Webinar ID: 840 3923 2700

AGENDA

- I. **OPENING CEREMONIES**- Call to Order and Roll Call
- II. **APPROVAL OF MINUTES** – May 20, 2024, Silverton Urban Renewal Agency Meeting Minutes.
- III. **PUBLIC COMMENT** – This is the only time for public comment during this business meeting of the Silverton Urban Renewal Agency (SURA) unless a public hearing is scheduled for a specific matter. The City values and welcomes public input. Please address the SURA Board as a whole and not individual Board Members. Do not address staff or members of the audience. Board action on items brought up in Public Comment is limited by the Oregon Open Meeting Law. The Board may direct staff to study the matter and reschedule it for further consideration later. Individuals are limited to three (3) minutes.
- IV. **PUBLIC HEARING**
 - 4.1 Resolution 24-02 – A Resolution of the Silverton Urban Renewal Agency Board of Directors Adopting the Fiscal Year 2024-2025 Budget, Making Appropriations, and Declaring Tax Increment – Cory Misley, Agency Director
- V. **BOARD COMMUNICATIONS**
- VI. **ADJOURNMENT**

SILVERTON URBAN RENEWAL AGENCY MEETING MINUTES
Monday, May 20, 2024, | 8:00 p.m.

Council Chambers 421 South Water St.

I. OPENING CEREMONIES – Call to Order and Roll Call (Pledge of Allegiance will be done during City Council Meeting).

Chair Freilinger called the Urban Renewal Agency Meeting to order at 8:55 p.m. The Board Members and staff were present both in person and through the virtual meeting platform Zoom. Chair Freilinger explained this meeting was being held in a hybrid format, pursuant to City of Silverton Resolution 22-06, adopted March 7, 2022.

Present	Absent	
<u> X </u>	<u> </u>	Chair Jason Freilinger
<u> X </u>	<u> </u>	Elvi Cuellar Sutton
<u> X </u>	<u> </u>	Jess Miller
<u> X </u>	<u> </u>	April Newton
<u> X </u>	<u> </u>	Eric Hammond
<u> X </u>	<u> </u>	Marie Traeger
<u> X </u>	<u> </u>	Matt Gaitan

STAFF PRESENT:

Agency Director Cory Misley, Community Development Director Jason Gottgetreu, and Human Resource Manager, Tammy Shaver.

II. APPROVAL OF MINUTES

A motion was made by Member Miller and seconded by Member Newton to approve the April 1, 2024, Silverton Urban Renewal Agency Meeting Minutes. No discussion. Motion passed.

III. PUBLIC COMMENT

None.

IV. DISCUSSION

4.1 Resolution 24-01 Authorizing Signers on Urban Renewal Agency Bank Accounts – Kathleen Zaragoza, Deputy City Manager/Finance Director

A motion was made by Member Hammond to approve Resolution 24-01. Member Sutton seconded. No discussion. Motion passed.

4.2 Urban Renewal Agency Projects Update – Jason Gottgetreu, Community Development Director

Community Development Director Jason Gottgetreu provided an update of the Urban Renewal Agency's (URA) remaining available funds and what projects may be a good use of those funds given the amount of time the Agency has been functioning, the amount of funds remaining, and the years the Agency would still be able to collect funds.

Gottgetreu said there are some naming changes, and reallocations being considered. He explained these changes starting with Streetscape and Infrastructure which has been altered to be one line item with two point one million (\$2,100,000) dollars contained therein. Next, he addressed Parks and Open Spaces saying it was zeroed out for future forward movement in Rehabilitation and Conservation. Redevelopment Through New Construction were grants the Agency had given out to private development projects. The Agency provided about two million (\$2,000,000) in funds, and it will be sunset to reorient the remaining funds to public projects. This includes the Downtown Plaza Park at Park Street, south of the new City Hall. One point five (\$1,500,000) million has been allocated for planning design and construction.

Pedestrian, Bike and Transportation improvements will have a focus on safety and what improvements can be made within the Agency boundaries, and more specifically downtown. There have been a number of comments on the visibility of pedestrians, crosswalks, and conflicts.

Adding Downtown Beautification to the Gateway Projects line, not just to focus on the entries into town but also recognizing as you enter downtown that's an "entry way" into Silverton proper. A quarter of a million dollars (\$250,000) has been allocated for that and considering the Administration line item, some reimbursement for staff time over the remaining five years of the project as well as looking at different studies which could be done for hotels and lodging to get more investment from the private sector which could generate economic development in terms of more tourism and more Transient Lodging Tax (TLT) funds.

Agency Director Cory Misley postulated this reflects the Council Goals and the priority projects the City is either already on track for, has already initiated or is planning to initiate and land the City already owns. There is a focus on how funds can be leveraged to complete some projects. Misley said, less will be more if the Agency/City can focus these funds on specific projects, he clarified, there is no commitment to spend these funds necessarily on these projects, but the projects are being put in the categories with the underlying intent of allocating them or appropriating them in the future for those projects.

Misley continued this is a multi-step process, and this information was designed for thought provocation and to provide the Board with a sense of where the City was, where the City is and where the City could go. If asked where the gateways are located and where downtown beautification will occur, Misley said he couldn't specifically say because the City needs to go through a process to determine exactly where the best use of the funds

would be. Again, as Gottgetreu mentioned, Misley said, this is an amalgamation of a variety of things and is designed to provoke thought.

Chair Freilinger asked if the Pedestrian, Bike and Transportation improvements line item could be used for the transportation hub. Misley responded, the hope is the City could get state grants and leverage other City sources for that, however some of those funds could be used for that purpose. Freilinger responded, he understood the City would have to have some kind of match and would need to contribute funds. He wanted to ensure it could be used for that given the size of the funds in that line. Misley said, one of the reasons transportation was added to that line was to open it to uses, such as the transportation hub.

Chair Freilinger continued asking if the Parks and Open Space line item was all for the downtown Plaza Park. Misley said it would be the Board's decision later. However, the Plaza Park project will be expensive. Misley said he does not know how much visualization or conceptualization has been done but if the project includes hardscape and amenities to do it once and do it correctly will be a multimillion-dollar project, if we look at the Parks SDC funds as the only significant source of funding for parks projects, money could be pulled from it however, not a large amount.

Chair Freilinger asked Misley if at some point these changes would need to be voted in. Misley said yes, there will be documents to amend the plan. Misley said there would be further evaluation to verify no other changes would be sought and then it would be brought in a package back to the Board for consideration and adoption. After the Plan is amended and adopted at that time it will be ready for utilization.

Freilinger wanted to know if the City has heard back from Portland General Electric (PGE). Gottgetreu said there is a project manager assigned and he has met with both the project manager and engineer to cultivate an understanding of where they are. They are waiting for the City to start the conceptual design work and coordinate with the design team and PGE is ready for that.

Member Hammond expressed his appreciation for the spreadsheet and asked if we lose the historical look at what we began with... *due to technical difficulties the video and audio were lost.*

When audio/video returned, Chair Freilinger was expressing concern about the funds in the Streetscape and Infrastructure line for Main Street. He questioned why other lines have as much as they do instead of putting more in the Streetscape and Infrastructure line. He went on to say the Main Street project was something of a core catalyst from the beginning and he wants to ensure there are funds to complete it. Misley responded, if necessary, there is the possibility of using some of the one point five million dollars (\$1,500,000) from the Pedestrian, Bike and Transportation line to augment the Streetscape and Infrastructure line. Misley continued; pedestrian facilities are part of the streetscape. Deliberate redundancies were built into some of these categories.

Member Newton brought up the continued concerns about pedestrian safety and crosswalks downtown, she said with these “buckets” of money, is the City being held back by not knowing what the best approach would be to make the crosswalks safer. Misley responded, that could be one way to phrase it. In terms of understanding where the City wants to spend it, the conversations between the Department of Transportation and staff indicate it is going to depend on which intersection is being evaluated, to some extent. Traffic flow and traffic patterns must be taken into consideration and Misley suggested being deliberate and mindful because there are so many facets to crosswalks. If it is just sidewalk infill, it could be straightforward but for crosswalks, more deliberation and consideration are needed. Misley said when the City has several projects engineered, it will aid in understanding all the facets and in conducting substantive and intentional conversations around spending the funds.

Member Newton then asked about when the missing sidewalks would be prioritized. Misley’s response referred to Council Goals, which do not start for almost six (6) weeks and include a traffic safety audit which is intended to fold sidewalks into what is being evaluated. He summarized saying, yes, that is a hope of the project, and it will be a process to get there.

V. BOARD COMMUNICATIONS

None.


VI. ADJOURNMENT

Member Sutton made a motion to adjourn, and Chair Freilinger adjourned the meeting at 9:18 p.m.

Respectfully submitted by:

/s/Tammy Shaver, Human Resource Manager

**SILVERTON URBAN RENEWAL AGENCY STAFF REPORT
TO THE HONORABLE BOARD OF DIRECTORS**

	Agenda Item No.:	Topic:
	4.1	Resolution No. 24-02– To adopt the Budget for Fiscal Year 2024-2025, make appropriations and declare to levy the maximum amount of tax increment
	Agenda Type:	
	Public Hearing	
	Meeting Date:	
June 17, 2024		
Prepared by:	Reviewed by:	Approved by:
Sheena Lucht	Kathleen Zaragoza	Cory Misley

Recommendation:

Following a Public Hearing staff recommends a motion to adopt Resolution No. 24-02 to adopt the Silverton Urban Renewal Agency Budget in the amount of \$3,913,896 for fiscal year 2024-2025, make appropriations as shown and declare to levy the maximum amount of tax increment.

Background:

The Budget Committee met and approved a budget for the Board’s review and adoption. Public input and delivery of the Budget Message were provided at the May 7, 2024, Silverton Urban Renewal Agency Budget Committee meeting. The Budget Committee has approved to declare the maximum amount for the tax levy and approved appropriations for the Board’s review.

Budget Impact	Fiscal Year	Funding Source
Adoption	2024-2025	N/A

Attachments:

1. Resolution No. 24-02

SILVERTON URBAN RENEWAL AGENCY
RESOLUTION
24-02

A RESOLUTION OF THE SILVERTON URBAN RENEWAL AGENCY BOARD OF DIRECTORS ADOPTING THE FISCAL YEAR 2024-2025 BUDGET, MAKING APPROPRIATIONS, AND DECLARING TAX INCREMENT

WHEREAS, in accordance with Oregon Budget Law, the Silverton Urban Renewal Agency seeks to adopt a budget, appropriate expenditures and declare the tax increment for fiscal year 2024-2025.

NOW, THEREFORE, BE IT RESOLVED BY THE SILVERTON URBAN RENEWAL AGENCY, AS FOLLOWS:

Section 1: The Silverton Urban Renewal Agency hereby adopts the fiscal year 2024-2025 budget in the total of \$3,913,896 now on file at the Agency Office, 306 S Water, Silverton Oregon, 97381.

Section 2: That the amounts for fiscal year beginning July 1, 20243 and for the purposes shown below are hereby appropriated:

<u>General Fund</u>	
Materials and Services	\$ 228,295
Capital Outlay	3,270,601
Contingency	<u>415,000</u>
Fund Total	\$3,913,896

Section 3: The Board of Directors for the Silverton Urban Renewal Agency hereby resolves to certify to the Marion County Assessor a request for the Silverton Urban Renewal Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

Section 4: The Agency Director will file this resolution with the Marion County Clerk and the County Assessor on or before July 15, 2024.

Section 5: That this resolution is and shall be effective after its passage by the Silverton Urban Renewal Agency.

Resolution adopted by the Silverton Urban Renewal Agency of the City of Silverton, this 17th day of June 2024.

Chair, Silverton Urban Renewal Agency
Jason Freiling

ATTEST:

Agency Director, Silverton Urban Renewal Agency
Cory Misley