

CITY OF SILVERTON
URBAN RENEWAL AGENCY - BUDGET COMMITTEE MEETING
Tuesday, May 7, 2024 – 6:30 p.m.

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 503-873-5321 at least 48 hours prior to the meeting.*

A copy of the preliminary budget is available for review on the City website: www.silverton.or.us or at City Hall, Finance Department, 306 S Water St, Silverton OR 97381.

A copy of the full packet is available on the City's website at www.silverton.or.us/meetings. 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 finance@silverton.or.us by 3:00 p.m. on Tuesday, May 7, 2024. Comments received will be shared with the Urban Renewal Agency Budget Committee before the meeting and included with the Public Comments for 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/88403027003?pwd=dkJOc2lxM2N3dEVsRExCRVUxSUdwQT09>

Webinar ID: 884 0302 7003

Passcode: 379790

Dial-In: 1 (253) 205-0468

AGENDA

- I. OPENING CEREMONIES – Call to Order, Pledge of Allegiance, and Roll Call**
- II. ELECTION OF OFFICERS**
 - 2.1 – Chair
 - 2.2 – Vice Chair
- III. APPROVAL OF MINUTES**
 - 3.1 – Approval of minutes from the April 20, 2023 Urban Renewal Agency - Budget Committee Meeting.
- IV. PRESENTATION OF THE BUDGET MESSAGE FOR FISCAL YEAR 2024-2025 BUDGET**
- V. PUBLIC COMMENT ON THE PROPOSED BUDGET**
- VI. REVIEW OF THE BUDGET DOCUMENT**
- VII. RECOMMENDATION TO APPROVE THE SILVERTON URBAN RENEWAL AGENCY BUDGET FOR FISCAL YEAR 2024-2025**

Motion: *I move to approve the Silverton Urban Renewal Agency budget for the 2024-2025 Fiscal Year in the amount \$3,913,896 and to levy 100% of the taxes available.*

- VIII. ADJOURNMENT**

1 SILVERTON URBAN RENEWAL AGENCY
2 **BUDGET COMMITTEE MINUTES**

3 **Council Chambers-421 S Water Street and Zoom Web Conference Platform**

4
5 **April 20, 2023 6:00 PM**
6

7 **I. OPENING CEREMONIES: Call to Order, Pledge of Allegiance and Roll Call**

8 Member Jason Freilinger called the meeting to order at 6:03 p.m. He announced the meeting is being
9 held through a hybrid format Zoom consistent with House Bill (HB) 2560 and City of Silverton Resolution
10 22-06.
11

Present	Absent	Budget Committee Members
X		Jason Freilinger
X	ZOOM	Chris Childs
X		Elvi Cuellar Sutton
X		Hilary Dumitrescu
X	Excused	Matt Gaitan
X		Eric Hammond
X		Morry Jones
X		Ciara Jung
X		Jess Miller (Arrived at 6:19 p.m.)
X	Excused	April Newton
X		Patricia O'Sullivan
X		Kyle Palmer
X	Excused	Margaret Thompson
X	Excused	Marie Traeger

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13
14 **Staff Present:**

15 Agency Director, Ron Chandler; Chief of Police, Jim Anglemier; Deputy City Manager/Finance Director,
16 Kathleen Zaragoza; Community Development Director, Jason Gottgetreu; Public Works Director, Travis
17 Sperle; Public Works Water Quality Supervisor, Brad Jensen; Public Works Maintenance Supervisor,
18 Mike Dahlberg and Assistant Finance Director, Sheena Lucht
19

20 **II. Election of Officers**
21

22 2.1 Member Dumitrescu nominated Member Palmer to serve as Chair of the Silverton Urban Renewal
23 Agency (SURA) Budget Committee. Member Cuellar Sutton seconded the motion. Member Palmer
24 wanted to make sure the Committee knew he will be attending the next meeting via zoom. There was
25 no discussion and the motion passed unanimously (8-0).
26

27 2.2 Member O'Sullivan nominated Member Morry to serve as Vice-Chair. Member Cuellar Sutton seconded
28 the motion. There was no discussion and the motion passed unanimously (8-0).
29

30 **III. Approval of the minutes from the meeting held on April 21, 2022.**
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32 Member Freilinger made a motion to approve the minutes from the meeting held on April 21, 2022. Member
33 Cuellar Sutton seconded the motion. There was no discussion and the motion passed unanimously (8-0).

34 **IV. Presentation of the Budget Message for Fiscal Year 2023-2024 Budget**

35 Agency Director Chandler provided the Budget Message to the Silverton Urban Renewal Agency (SURA)
36 Budget Committee. He explained that the Urban Renewal Agency was created in 2004 with the
37 responsibility of valuation growth within the Silverton Urban Renewal boundary. The methodology for doing
38 this is the collection of incremental property tax revenue within the Urban Renewal boundary and
39 expending those funds according to the category list located on page 7 of the Silverton Urban Renewal
40 Agency budget. He highlighted that the primary source of revenue is from incremental property tax, this
41 information can be found on page 6 of the budget. Director Chandler highlighted expenditures related to
42 100-50-7700 URA Projects a \$300,000 intergovernmental transfer to the City of Silverton budget for a
43 Downtown Improvement Project and 100-50-7750 Grants Program of \$104,351 funds for the building and
44 façade improvement grants.

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46
47 **V. Public Comment on the Proposed Fiscal Year 2023-2024 Budget**

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49 Johnathan Case, Board Member and Volunteer at the Silverton Art Association

50 Mr. Case gave some background on the membership of the Art Association Board. He described some
51 deferred maintenance that needs to be done including the roof and HVAC system is in need of repair. He
52 explained that each of these items would cost \$10,000-\$15,000 to repair. He is asking for financial support
53 for these items, if there is not enough funds the most urgent item to fix is the replacement of the roof, but
54 the HVAC will also need to be replaced this next fiscal year.

55
56 Member Cuellar-Sutton asked about the funding of the park house pre-school. He mentioned that the pre-
57 school is no longer operating and some money is earmarked for specific programs. Mr. Case explained
58 that most of the money is generated by the Silverton Art Festival and dues for the space that was the pre-
59 school location, he said he can provide numbers if the Committee would like to see it. Member Cuellar
60 Sutton thinks that would be good to see those numbers.

61
62 The Committee and Staff discussed what types of deferred maintenance would qualify under Silverton
63 Urban Renewal dollars and creating a plan for future deferred maintenance.

64
65
66 **VI. Review of the Budget Document**

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68 Chair Palmer went through the budget asking if there were any questions from the Committee for the
69 revenues or expenditures. There was discussion among the Committee on what is included in contracted
70 services and how the budget is laid out.

71
72
73 **VII. Recommendation to approve the Silverton Urban Renewal Agency Budget for Fiscal Year**
74 **2023-2024.**

75
76 Member Freilinger made a motion that the Silverton Urban Renewal Agency Budget Committee approve
77 the budget for 2023-2024 Fiscal Year in the amount \$2,884,739 and to levy 100% of taxes available.
78 Member Cuellar Sutton seconded the motion. There was no discussion and the motion passed
79 unanimously (9-0).

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81 **VII. ADJOURNMENT**

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83 Member Cuellar Sutton made a motion to adjourn. Chair Palmer adjourned the meeting at 6:46 p.m.

84 Respectfully submitted,
85 /s/Sheena Lucht
86 Assistant Finance Director
87

Thank you for this opportunity — I'm Jonathan Case, a board member and volunteer at the Silverton Arts Association. I think I've had a chance to meet most of you. I'm still pretty new here, but I've been fortunate in the last two years to bring a few other new folks onto the Arts Association Board, and these people are doing amazing things. We have really robust new arts programming. Arts festival applications are up nearly 50 percent from last year. Even many of the new teachers are volunteering their time for us.

Community investment is happening, revitalization is happening — but because our board members are mostly new, we're just discovering that the main Art Center building has quite a few deferred maintenance items. The biggest two that need attention this year are the building's roof and its HVAC system. Both are near failure, and need to be replaced.

The deck, the siding, and paint all need serious attention, too, but the most pressing items are the roof and HVAC. We expect those could easily cost \$10,000 to \$15,000 each, which is approaching our annual budget — most of which goes to the Arts Festival, programming at the Arts Center and local schools, and our one paid employee, a part time office manager.

30 years ago, as I understand it, the folks who were involved in running the Art Center had many helpful local connections — sons who were contractors, that sort of thing — but the leadership has turned over several times since, and there's very limited continuity between our new board and those past iterations... or their resources.

The Association's lease with the city states that we're responsible for the building's maintenance, but there's also precedent for the city assisting with larger items, like the roof repair to the Park House after the ice storm. If your budget only allows for tackling one of the building's issues, we suggest the roof as the most urgent, but the HVAC will need to be dealt with this year, too. If needed, the Arts Association will fundraise for that.

By supporting the Arts Center, the city demonstrates its commitment to accessible community art projects, programming, and events. Thank you for what you do to help art thrive in our community, and thank you for your time tonight.

Please let me know if you have any questions!