

MINUTES

KEIZER URBAN RENEWAL AGENCY

Monday, October 7, 1991

Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Chairman Orcutt called the meeting of the Urban Renewal Agency to order at 6:54 p.m. Attendance was noted as follows:

Present

Andrew J. Orcutt, Chairman
Mike Hart
Dennis Koho
Jerry McGee
Al Miller
Bob Newton
Joe Van Meter

Staff

Donald H. Otterman, City Manager
John Morgan, Community Development Director
John Lien, City Attorney
Susan Darby, City Recorder

TAX INCREMENT FINANCING

Mr. Morgan reported that the Legislature revamped the tax increment financing system. Charlie Kupper will be addressing the Agency tonight with respect to the new laws and, if time permits, a strategy of how Keizer will be approaching the urban renewal project.

Charlie Kupper, urban renewal consultant, distributed to the Agency an informational packet dated October 7, 1991. He indicated that the key elements of the urban renewal plan was received by the Agency approximately a year ago. Mr. Kupper outlined the recommendation of the Urban Renewal Advisory Committee. These include the renewal project objectives, renewal area strategy, cost of project activities, estimated start and completion dates of project activities, as well as 1991 changes to the urban renewal law. He noted that Keizer will not exceed the \$10 tax limitation.

Responding to a question from Mr. Miller, Mr. Kupper stated that an undeveloped parcel that develops within the urban renewal project area will not receive greater tax benefits than a similar situated parcel outside of the district.

Mr. McGee indicated that it is important for the urban renewal financing to reflect on the tax bills, and the annual certification is important. He stated that each project needs to stand on its own merits.

Mr. Morgan indicated that the next steps involve doing the design plan, setting up the agency and identifying the project. Staff has been looking at initially doing the gateway at the south end of the city. To review how that may best be accomplished, staff will return to the Agency on October 21 to deal with some of those questions.

Mr. Morgan indicated that the tax statements will include a flyer this year to explain that questions regarding the urban renewal financing may be directed to the City of Keizer.

APPROVAL OF MINUTES

Councilor Koho moved for approval of the June 28, 1991 and January 15, 1990 Urban Renewal Agency minutes as presented. Councilor Newton seconded the motion. The motion passed unanimously by the following vote:

AYES: Orcutt, Hart, Koho, McGee, Miller, Newton, Van Meter (7)
NAYS: None (0)

ADJOURNMENT

The meeting adjourned at 7:23 p.m.

APPROVED:


Susan Darby, City Recorder

CHAIRMAN

