



**MINUTES**  
**KEIZER URBAN RENEWAL AGENCY**  
**Monday, September 4, 2012**  
**Keizer Civic Center**  
**Keizer, Oregon**

**CALL TO ORDER** Chair Christopher called the session to order at 6:30 p.m. Roll Call was taken as follows:

**Present:**

Lore Christopher, Chair  
Jim Taylor  
Joe Egli  
Brandon Smith  
Mark Caillier  
David McKane (6:32)  
Cathy Clark (6:45)

**Staff:**

Chris Eppley, City Manager  
Shannon Johnson, City Attorney  
Marc Adams, Police Chief  
Tracy Davis, City Recorder

**PUBLIC TESTIMONY**

None

**PUBLIC HEARING**

None

**ADMINISTRATIVE ACTION**

**a. RESOLUTION ~  
Affirming Intent  
of Agency  
Regarding  
Replacement  
Funding for  
River Road  
Renaissance  
Project**

City Attorney Shannon Johnson reminded the Agency of a recent discussion regarding reserving proceeds from land sales for use in the River Road Renaissance program. He explained that the purpose of the Resolution is to show intent by the current agency to indicate that funds remaining after full repayment to the effected jurisdictions under the 9<sup>th</sup> amendment would be used to replenish the funds that were diverted from the River Road Renaissance program.

Discussion then took place regarding committing future Councils, involving the Budget Committee, the sunset of the District, verbiage to make the Resolution more flexible, and inclusion of Area B proceeds. Further dialog ensued regarding River Road Renaissance projects, the intent of the program, and the necessity of reinstating the program to continue with improvements.

Agent Taylor moved to adopt a Resolution Affirming Intent of Agency Regarding Replacement Funding for River Road Renaissance Project.  
Agent Smith seconded.

Agent McKane offered a friendly amendment to revise Section 3 Area B Proceeds to read: "It is the intent of the Urban Renewal Agency to use

Area B net property sale proceeds (program income) to fund the River Road Renaissance project to the degree that the diverted funds have not been replenished by funds set forth in section two.” Agent Taylor accepted the friendly amendment, but Agent Smith did not.

Agent Egli offered a friendly amendment to remove Section 3 and add to Section 2, line 14 after “the sale of Area A LID defaulted properties” the following: “and/or Area B net property sale proceeds (Program Income).....” Agents Taylor and Smith accepted the friendly amendment.

Mr. Johnson cautioned that program income is different. It can be used for other things. The default property is not program income; it is tied to the 9<sup>th</sup> Amendment. Discussion then took place regarding tying the two properties together.

Agent Egli withdrew his friendly amendment.

Agent Clark offered a friendly amendment to modify Section 3: Remove “After application of funds noted in Section 2” and change Section 2 where it says any remaining funds not already replenished shall be used to complete funding of River Road Renaissance. Agent Smith declined to accept the friendly amendment.

Agent Clark moved to amend Section 3 as stated. Agent Christopher seconded.

Mr. Johnson reiterated the motion: Area B net property sale proceeds (Program Income) shall be used to fund River Road Renaissance project.....deleting “After application of funds noted in Section 2”.

Vote on amendment failed as follows:

AYES: Christopher, Egli, and Clark (3)

NAYS: Smith, McKane, Caillier and Taylor (4)

ABSTENTIONS: None (0)

ABSENT: None (0)

Agent Smith indicated that he would vote against the main motion because more discussion is necessary.

Agent Clark moved to table the motion to September 17. Agent Taylor seconded. (Motion takes precedence.) Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**CONSENT  
CALENDAR**

A. Approval of July 16, 2012 Urban Renewal Agency Minutes.

Agent Christopher moved for approval of the Consent Calendar. Agent Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Smith, McKane, Caillier, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

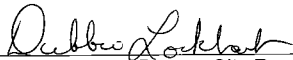
ABSENT: None (0)

**OTHER BUSINESS** None

**ADJOURNMENT** With no further business the meeting was adjourned at 7:08 p.m.

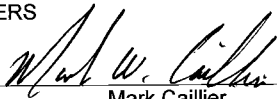
APPROVED:

  
Lore Christopher, Chair


  
Debbie Lockhart, Deputy City Recorder


AGENCY MEMBERS

  
David McKane

  
Mark Caillier

  
Jim Taylor

  
Cathy Clark

  
Brandon Smith

  
Joe Egli

Minutes approved: December 3, 2012