Keizer Urban Renewal Board Minutes
Special Session
Wednesday, July 6, 2005 @ 5:30 p.m.
Keizer City Hall - Conference Room B

1. **CALL TO ORDER**
   The meeting was called to order at 5:30 p.m.

2. **ROLL CALL**

Present:	**Staff Present:**
Greg Frank, Chair	Nate Brown, Community Development Director
Greg McLeod	Debbie Lockhart, Deputy City Recorder
Brandon Smith	Chris Eppley, City Manager
Greg Rands	**Also Present:**
Brian Butler	Christine Dieker
Stuart Crosby	Richard & Teresa Walsh
Christine Stimson	Jim Taylor
Marlene Kelly	Jacque Moir
Troy Nichols, Council Liaison	Christine Ermy
Absent:	Robert Zielinski
Stan Compton	Don Stupfel

3. **APPEARANCE OF INTERESTED CITIZENS ~**
   Christine Dieker from the Keizer Chamber of Commerce voiced support for extension of the urban renewal district. She explained that the mission of the Chamber of Commerce is to (1) promote Keizer internally and externally, (2) protect business and economic development, (3) develop the emerging work force and (4) service Chamber members. She applauded past decisions made by KURB and concluded that there was a time to sunset urban renewal districts but this was not that time.

   Richard Walsh echoed Ms. Dieker's comments and encouraged sunsetting some districts but keeping others intact in order to complete upcoming projects and increase property values. He reviewed different areas and improvements and specifically focused on a Community Center detailing funding issues, planned uses and benefits to the community concluding that this project would generate income and therefore be appropriate for urban renewal.

Jim Taylor also offered support for extending the urban renewal district but cautioned that this was a slippery slope because the original district had a sunset of 2007 and the public might focus on that "promise". He noted the district was set up 15 years ago and things change and he pointed out that because Keizer has the lowest tax rate in the state, urban renewal is an important tool for improvements. He added that the city has a commitment from Northwest National LLC to partner in the Community Center venture and noted that it could be the "third anchor" at Keizer Station, bringing people into the community and that the facility might be the key to securing commitment from a hotel for that area.

Robert Zielenski, former Finance Director for Salem Urban Renewal District, offered his support for the Community Center explaining that Keizer Rotary supports the project as well and listing activities that could take place at the facility.

Teresa Walsh supported the Community Center and pointed out that the facility would not cost the city anything over the cost of the building and could be an opportunity for the city to create enough income to pay for almost all Parks costs in Keizer. It could also be an opportunity for McNary students to have part time jobs. She concluded that this project would be an effective use of urban renewal funds and would support itself instead of draining Keizer.

Don Stupfel, president of Salem Volleyball Club, offered his support of the Community Center.

4. **URBAN RENEWAL AMENDMENT – INCREASE OF MAXIMUM INDEBTEDNESS**
City Manager, Chris Eppley, explained that the Projected Urban Renewal Amendment Increase to Maximum Indebtedness list was generated through an accumulation of projects recommended to staff by other citizen task forces with urban renewal funds as a possible funding tool. The numbers represent the maximum defensible amount for spending on the projects. He explained that the question at hand is "Should we increase the maximum indebtedness of the Urban Renewal District". If KURB feels we should not do so, then they should relay that message to City Council and determine which projects should be supported with Urban Renewal dollars and at what level. Mr. Eppley explained that Urban Renewal has a purpose that can be overextended and has a tendency to self-perpetuate, but the benefit of increased value cannot be realized until the district is retired. However, if at some point it is determined that significant good can be done by extension of the district, it is a good idea to add maximum indebtedness. He added that in the five years he has been with the City he has not seen such a convergence of energy by large groups interested in initiating projects that would be a significant benefit to the community. For that reason he recommended reviewing the project list and assembling a practical list to recommend to council. He concluded with a request that KURB have the recommendation ready for council by the end of July or early August.

Mr. Eppley then fielded questions from the Board. Discussion covered other funding opportunities, creating new districts, voter approval, taxes and potential uses for the Community Center. It was noted that it is planned that almost half of the district will be retired (Hidden Creek, Inland Shores and Country Glen) and that the estimated payoff of the extended district would be 6.23 years. If the amount is reduced, the payoff time would be reduced proportionately. Nate Brown pointed out that the 6.23 years is a conservative estimate based on revenue of $4,000,000 per year, but that value will increase significantly over the years so the payoff could be earlier.

<u>Christine Stimson moved that the Board review the list of projects before determining if the maximum indebtedness should be extended.</u> Troy Nichols explained that deciding whether or not to extend the indebtedness was easier than reviewing the projects. <u>Ms. Stimson withdrew her motion</u>.

<u>Stuart Crosby moved to recommend to Council to extend the maximum indebtedness of the Urban Renewal District. Marlene Kelly seconded. Greg Rands offered a friendly amendment that Hidden Creek, Inland Shores and County Glen be removed from the District this year. Mr. Crosby and Ms. Kelly accepted the amendment. Motion passed unanimously by all members present.</u> (Frank, McLeod, Butler, Stimson, Smith, Crosby, Rands and Kelly)

Discussion followed regarding the River Road Renaissance project list and various line items on the Project Urban Renewal Amendment Increase to Maximum Indebtedness. Nate Brown noted that the projected sunset on the URD list was extended from 6.23 to 7.36 because the first estimate did not include the administration costs. He explained that that time frame is based on full funding and projected annual revenues of $4,000,000. Councilor Nichols encouraged the Board to review the list with the intent of lowering the amount of the increase.

<u>Christine Stimson moved to have another meeting before the regularly scheduled meeting to review the various line items on the Projected Urban Renewal Amendment Increase to Maximum Indebtedness list.</u> Motion died for lack of second.

Members agreed to have a Work Session on Wednesday, July 13 at 5:30 in order to review the list and to reserve official action for the regular meeting on July 27.

8. **ADJOURN** ~ The meeting adjourned at 6:50 pm.

Next meeting: July 13, 2005 – Work Session
July 27, 2005 – Regular Session