

**Keizer Urban Renewal Board
MINUTES**

Tuesday, June 25, 2002

6:00 p.m.

Keizer City Hall - Conference Room B

1. CALL TO ORDER

Chair Wood called the meeting to order at 6:04 p.m.

2. ROLL CALL

The following members were present: Tom Wood, Stuart Crosby, Tom Callanan, Greg Frank, Greg McLeod, Stan Compton and Jim Taylor

Absent: Greg Rands and Bob Plata

Also present were: Council Liaison Michel Gaynor, Finance Director Susan Gahlsdorf, City Manager Christopher Eppley and Planning Director Maria Meier

3. APPEARANCE OF INTERESTED CITIZENS

No interested citizens appeared before the Board.

4. OLD/NEW BUSINESS

Finance Director Susan Gahlsdorf provided written information as outlined below delving into the particulars of each point. She provided a brief history of the Urban Renewal District, how it began, its purpose, and value today.

Mrs. Gahlsdorf also summarized the 2002-2003 Property Tax Revenue Estimates and provided a mock up of calculations for the Urban Renewal District before and after Measure 50, calculations of taxes with and without Urban Renewal Growth along with additional comparisons for the Board's review. She urged the Board to discuss what projects the District wished to complete prior to the scheduled end date of the District, whether there would be a need to extend the timeline of the District or to dissolve it earlier than scheduled. She addressed the pros and cons of each option.

City Manager Eppley provided information regarding the River Road Corridor and the discussions taking place for future planning in this area in which Urban Renewal dollars could be utilized to provide aesthetic upgrades or loans to business owners to allow for further development along this corridor.

Dave Bauer with the Keizer Fire District questioned staff pertaining to how urban renewal districts are formed, how projects were determined and where the district funds would fall if the district were dissolved.

Brian Bauer (?), 1016 E. McClure-as a member of the Fire Department he posed the question whether discussions had taken place with the School District and the Fire Department pertaining to funding that these districts were not receiving due to the formation of an urban renewal district.

Greg Frank supplied a history of the urban renewal district and how the issue was altered once Measure 50 was put into place. He indicated at this time the Fire District did bring fourth their concerns requesting that the Council free up some tax revenues for use by the Fire District, which was rejected by the Council.

Responding to these questions Mrs. Gahlsdorf referred to page four of her handout summarizing that if there was not an urban renewal district after Measure 50 that there would be a net zero effect, assuming that growth was the same as the remainder of the city.

Staff answered questions from the Board relating to theory, project, and the future of the district and requirements to begin new urban renewal districts.

Chair Wood thanked Mrs. Gahlsdorf for her presentation.

a. URBAN RENEWAL TAX STRUCTURE-Common Terms

- Tax Increment Revenues
- Frozen Base
- Assessed Value
- Overlapping Districts

b. TARGETED END OF NORTH RIVER ROAD DISTRICT

- Maximum Indebtedness (amendments; restrictions)
- Final Debt Service
- City Long-Range Plan
- Urban Renewal Capital Improvement Plan
- Cash Balance = Outstanding Debt in Tax Increment Fund

c. URBAN RENEWAL CAPITAL IMPROVEMENT PLAN

- Future Projects in Plan-Radiant Drive
- Other Projects
- Relationship to General Fund

d. ALLOWABLE PROJECTS-PROJECT CRITERIA

- **Project must be located within the districts boundaries**
- **Project purpose to remove urban blight or energize underdeveloped areas**

5. ANNOUNCEMENTS AND AGENDA INPUT

Planning Director Maria Meier noted that for future agenda items two businesses might be submitting landscaping application plans for the Board's review.

6. ADJOURN

Chair Wood adjourned the meeting at 7:30 p.m.