MINUTES
KEIZER URBAN RENEWAL AGENCY
Wednesday, June 21, 2004
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Agent Christopher called the session to order at 6:07. Roll Call was taken as follows:

Present:	**Absent**
Lore Christopher, Chair	James Taylor
Charles E. Lee	
Jim Taylor	
Jacque Moir	
Judy Smith	
Richard Walsh	
Michel Gaynor	

Staff:
Nate Brown, Community Development Director
Chris Eppley, City Manager
Shannon Johnson, City Attorney
Rob Kissler, Public Works
Susan Gahlsdorf, Finance Director
Tracy Davis, City Recorder

PUBLIC TESTIMONY

None

PUBLIC HEARING Adopting 2004-2005 Fiscal Year Budget

Finance Director Susan Gahlsdorf reported that the Budget Committee had met last spring and opened the public testimony at the committee level, deliberated on the Urban Renewal Budget and approved the Manager's recommended Budget without amendment. Staff recommended that the Board conduct a public hearing to receive testimony, close the hearing and adopt the Budget for Fiscal Year 2004-05.

Agent Lee questioned why $10,000 less than the manager recommendation was approved for legal services on page 4. Director Susan Gahlsdorf explained that the current year had gone

IMAGIC

over budget primarily because of the DDA discussions and that need is not anticipated in 2004-05. It could be increased, however, the $84,000 represents the best estimate.

Mayor Christopher opened the Public Hearing. With no one wishing to testify, Mayor Christopher closed the Public Hearing.

Councilor Moir moved to adopt Resolution 04 Adopting the FY05 Budget, Making Appropriations, and Imposing and Categorizing Taxes. Councilor Smith seconded.

Agent Gaynor asked how the services would be paid for if the Urban Renewal Fund were to go away. Director Gahlsdorf responded that this had been considered in the long range plan for the general fund. Allocations are examined every year. She explained costs, personnel services and materials and services costs adding that all these things have been considered in the long range plan. She concluded that as the Urban Renewal District diminishes, the City's share of the tax increment revenue will go into the general fund which will generously offset the cost.

The motion passed unanimously as follows:

AYES: Christopher, Lee, Moir, Gaynor, Smith and Walsh (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Taylor (1)

ADMINISTRATIVE ACTION
Authorization for Resolution Transfer

Finance Director, Susan Gahlsdorf, reported that an additional $130,000 was needed to cover legal services relating to the Keizer Station Disposition Development Agreement and attorney services. An additional $20,000 is needed for Engineering Services incurred with the review of the Keizer Station Plan. As there are adequate funds available in the contingency in the Urban Renewal Project Fund to cover these costs, staff recommends the agency adopt a resolution authorizing the transfer.

Agent Moir moved to adopt Resolution UR 2004 Resolutiuon Transfer. Agent Lee seconded.

The motion passed unanimously as follows:

AYES: Christopher, Lee, Moir, Smith, Gaynor and Walsh (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Taylor (1)

CONSENT CALENDAR

(a) Approval of January 20, 2004 Agency Regular Session Minutes
(b) Approval of February 2, 2004 Agency Regular Session Minutes
(c) Approval of May 17, 2004 Agency Work Session Minutes

Jacque Moir moved for approval of the Consent Calendar. Agent Gaynor seconded.

The motion passed unanimously as follows:

AYES: Christopher, Lee, Moir, Gaynor, Smith and Walsh (6)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Taylor (1)

OTHER BUSINESS None

ADJOURNMENT The meeting was adjourned at 6:48 p.m.

APPROVED:

Debbie Lockhart, Recording Secretary

Lore Christopher, Chair

AGENCY MEMBERS

Michel Gaynor

Charles E. Lee

~ Absent ~
Jim Taylor

Jacque Moir

Judy Smith

Richard Walsh

Minutes approved:

July 19, 2004