



MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, June 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
Cathy Clark
Jim Taylor
Joe Egli
Brandon Smith
Mark Caillier
David McKane

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Bill Lawyer, Public Works
Marc Adams, Police Chief
Susan Gahlsdorf, Finance Director
Tracy Davis, City Recorder

**PUBLIC
TESTIMONY**

None

PUBLIC HEARING
a. RESOLUTION ~
Adopting FY
2012-2013
Urban Renewal
Agency
Budget, Making
Appropriations,
and Declaring
Tax Increment

Finance Director Susan Gahlsdorf directed attention to an *amended resolution*. She then introduced Interim Assessor Shawn Beaton and Van Khieu from Marion County Assessor's Office who attended the meeting to answer questions. She explained that the assessment amount on the tax rolls was amended (it went down slightly) and noted that the Agency is being asked to certify the adjustments and numbers that resulted from the adjusted assessments.

Ms. Gahlsdorf explained that the Budget Committee had approved the Urban Renewal Agency Budget on May 8, 2011 and that this meeting included a public hearing to receive additional citizen input, make allowed adjustments and adopt the Budget for FY 2011-2012. She reviewed the adjustments allowed by Oregon law adding that the budget must be approved by June 30, 2012. She noted that in February of 2012 Council passed the Ninth Amendment to the Urban Renewal District the revenues of which are to be used exclusively for dealing with the Keizer Station LID issue. She noted that after consulting with the County, it has been determined that the Agency needs to approve \$1,497,961 in order to get to the net \$1.395. Staff recommends adoption of the resolution with amendments.

Mr. Van Khieu, Silverton, and Shawn Beaton, Dallas, explained that the increased number takes into account the uncollectibles (which is the discount) and compression. Ms. Gahlsdorf clarified that when the City budgeted for this, total revenue of \$1.395 was budgeted and that included back taxes, but in talking with the County and seeing how the amendment is written, it is only for the current taxes so those back taxes will be received in addition to the \$1,395,000 and that is the agreement that the City had with the other taxing jurisdictions; it was all on current tax assessments. Ms. Gahlsdorf then fielded questions regarding distribution of the taxes and collection of the maximum indebtedness.

Chair Christopher opened the Public Hearing.

Hearing no Public Testimony, Chair Christopher closed the Public Hearing.

Agent Clark moved that the Keizer City Council adopt a Resolution Adopting FY 2012-2013 Urban Renewal Agency Budget, Making Appropriations, and Declaring Tax Increment as amended. Agent Taylor 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)

ADMINISTRATIVE ACTION

None

CONSENT CALENDAR

a. Approval of April 2, 2012 Urban Renewal Agency Minutes.

Agent Clark moved to that the Keizer City Council approve the Consent Calendar. Agent Taylor 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)

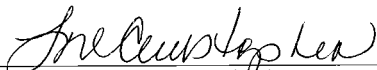
OTHER BUSINESS

None

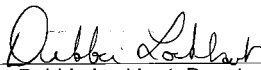
ADJOURNMENT

With no further business the meeting was adjourned at 6:42 p.m.

APPROVED:



Lore Christopher, Chair

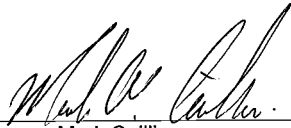


Debbie Lockhart, Deputy City Recorder

AGENCY MEMBERS



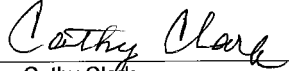
David McKane



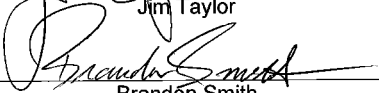
Mark Caillier



Jim Taylor



Cathy Clark



Brandon Smith



Joe Egli

Minutes approved: July 16, 2012