

MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, May 23, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Newton called the regular meeting to order at 5:43 p.m. Roll Call was taken as follows:

Present:

Bob Newton, Chair
Craig Campbell,
Lore Christopher (arrived at 5:46 p.m.)
Jim Keller
Jerry McGee
Jacque Moir
J. L. Wilson

Staff:

Wally Mull, City Manager
Susan Gahlsdorf, Finance Director
Marc Adams, Chief of Police
Maria Meier, Senior Planner
Rob Kissler, Public Works Director
Tracy Davis, City Recorder

DISCUSSION
a. Urban Renewal
Financing Issues

Charlie Kupper with Spencer and Kupper supplied an information packet that he reviewed with the Agency.

Mr. Kupper answered questions from the Agency regarding the removal of the stadium from the urban renewal district.

Ms. Gahlsdorf reviewed the spreadsheet of 2000-2001 Property Tax Revenue Estimates and the net anticipated tax collection during the 2000-2001 fiscal year.

Mr. Kupper reviewed the spreadsheet of the Keizer 21st Century Renewal Strategy Operations Plan and Capital Improvement Programs and the memo accompanying the spreadsheet.

Responding to questions, Mr. Kupper reported if the activities which the Agency would like to complete are inside the boundary of the renewal area that there would be an additional three million dollars to spend on plan activities that were not covered in the 21st Century Renewal Strategy Plan.

Discussion took place and Mr. Kupper confirmed that if no projects in the plan were done during the next two years and then carried the money over into the next two- year period there would be seven million dollars to work with.

Responding to questions, Mr. Kupper suggested speaking to the bond council but did not believe that funding the interchange would be considered private activity.

Mr. Kupper responded to various scenarios pertaining to the stadium and the development of the Chemawa Activity Center.

City Manager Mull explained his option of developing the Chemawa Activity Center through a public/private partnership.

Responding to the Agency's concerns, Mr. Kupper indicated that Mr. Mull's suggestion of the Agency entering into a development agreement with a developer is a common practice in the negotiation process.

Finance Director, Susan Gahlsdorf responded to questions stating that there would be approximately \$560,000 going into July 1, 2000 with tax revenues being accumulated in November, 2000 totaling 2.3 million.

A discussion of financing possibilities took place with Mr. Kupper answering the Agencies questions. He also reviewed the Tracking of Maximum Indebtedness table indicating that in 1998 the City's maximum indebtedness was \$22,390,384 and reviewing the remainder of the table through fiscal year 2005-2006.

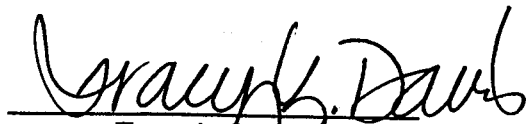
Chair Newton thanked Mr. Kupper for his presentation.

OTHER BUSINESS

No further business was brought before the Urban Renewal Agency.

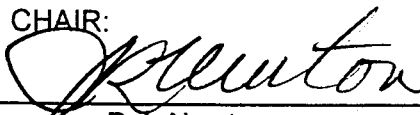
ADJOURNMENT

Chair Newton adjourned the meeting at 6:46 p.m.

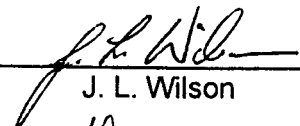

Tracy L. Davis
City Recorder

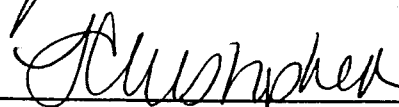
APPROVED:

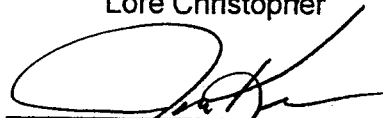
CHAIR:

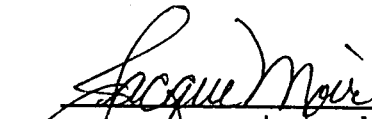

Bob Newton

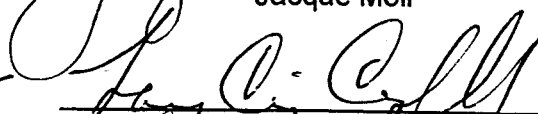
AGENCY MEMBERS:

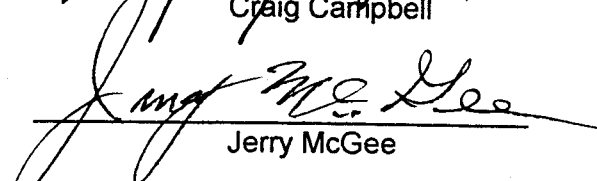

J. L. Wilson


Lore Christopher


Jim Keller


Jacque Moir


Craig Campbell


Jerry McGee

Minutes approved:

6/19/00