

AD HOC URBAN RENEWAL CITIZENS ADVISORY COMMITTEE MINUTES

June 29, 2020, 5:30 PM

NEWBERG CITY HALL

Meeting held electronically due to COVID-19 pandemic

(This is for historical purposes as meetings are permanent retention documents and this will mark this period in our collective history)

CALL MEETING TO ORDER

Chair Bridges opened the meeting at 5:30 PM.

ROLL CALL

Members Present:	John Bridges, Chair	Francisco Stoller, Vice Chair
	Stephanie Findley	Molly Olson
	Loni Parrish	Don Griswold
	Shannon Buckmaster	Angel Aguiar
	Joe Morelock	Cassandra Ulven

Members Absent: Rick Rogers, Don Clements (all excused)

Staff Present: Doug Rux, Community Development Director
Brett Musick, Senior Engineer
Matt Zook, Finance Director

Guests: None

APPROVAL OF MINUTES:

MOTION: Member Olson and Member Parrish moved to approve Urban Renewal Citizens Advisory Committee Meeting Minutes for June 8, 2020 Motion carried (10 yes / 0 no).
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NEW BUSINESS:

1. Draft Feasibility Study:

Elaine walked through the draft feasibility study and the executive summary. Elaine noted the reason you received two links is because we had an executive summary and the full feasibility study which is a document that compiled everything that we have worked on and all of the briefing materials given to the committee and City Council. In the executive summary we laid out the questions that were given to us at the beginning of the project, the first was the city area boundary, and did it meet both the assessed value and in acreage limitations set out by statute and yes the study area complies with both of those limitations. Another question asked is if blight occurs in the study area and we confirm yes, the list of improvements verify that there are blighting conditions within the study area. Elaine noted they examine the financial feasibility of the area. The examination of the financial feasibility specifies and then examines the impacts of the taxing districts as a result of creating the area. They put in the three most pertinent tables, one that shows the annual full tax increment financing forecast for the different projected annual growth scenarios. The other two tables are the estimated impact to both the general government and education taxing districts.

Elaine noted they received a comment from Chair Bridges about table 3 which shows the estimated impact on the education taxing districts. He suggested one of three actions. One getting rid of the table, second was noting the impacts to the School District and the Education Service District are indirect impacts due to the State school fund, and then noting that in two different ways. Chair Bridges noted to wait for a discussion until we have gone through the full feasibility study.

Elaine noted the full feasibility study is a large document which is mostly to help staff and City Council have everything in one place. Also people and stakeholders will want to see the full process that we have gone through. She noted it has a definition section, executive summary, the background, information about the advisory committee, information about the City Council briefings, Planning Commission briefings, public engagement, the boundary option, the potential projects, how the financial analysis was done in terms of determining the tax rates and forecasting assessed value, calculating the potential tax increment revenue, sharing the different impacts to the taxing districts, about what would constitute findings and the next steps. There is a section in the full study that's left open for tonight's recommendation from this Committee to City Council. Elaine noted this document will be updated before it goes to City Council.

CDD Rux noted there are two versions of the executive summary, one does and one does not have the fact sheet in it and then there is the full study. There are three different tools depending upon the level of information needed.

CDD Rux noted the Chair suggested in the executive summary, there is one word under section two and striking two words after the words "Table 5 is as shown".

Chair Bridges noted Table 3 is the estimated impacts to the education taxing district and asked if there was some legal requirement that this table needs to be in the executive summary. Elaine responded she put that in there to show what the impacts are to the taxing districts.

Chair Bridges explained his comment to CDD Rux and Elaine, noting he didn't want to have Table 3 in the executive summary, because he feels the executive summary is most likely what people are going to read. He feels Table 3 is misleading because it suggests that all of these resources are going to be removed from the school district, which with the law change it is significantly different today than it was the last time we went through an Urban Renewal. He noted the impact on the schools is very minor, that this table suggests the opposite and noted that it will be something people will react to. He feels the table should be removed and would like to hear the comments from the rest of the committee. The second idea he had was to put three or four sentences that might say the State funding for schools comes through the general fund and is per student amount throughout the whole State. Therefore there will be minimal impact on the schools. To see what the impact would be without the rule put in a footnote #1 and put the table in a really small data point in another area. He noted the third suggestion would be to put in all caps "The following table is not an accurate representation about the impacts on schools because State law funds on a per student bases.

Elaine clarified that it is just for Newberg School District and Willamette School District. Portland Community College is a direct impact and if for some reason people wanted this change so that the two are a part of the State school fund and are treated differently. We would have to figure out how to reformat the table because the Portland Community College is a direct impact.

Chair Bridges noted to remove Willamette Education District and the Newberg School District and leave the Portland Community College line item.

Member Morelock from the School District noted he is worried about just removing parts and not others because it seems like we're hiding things. He noted an explanatory note would be more important and to

explain the State process at the State level. He noted he is in favor of keeping the chart whole whether or not included in the early part, and doesn't think parts should be taken out, but to just explain them more carefully.

Member Olson noted since this accurately represents the impact to the Community College, can the table be labeled "impact to Portland Community College." She noted that it is inaccurate to label the parts that are actually not an impact and you change the title or separate the two and show the Newberg School District and Willamette Education District.

Member Morelock noted it is not a zero impact.

Elaine noted that the impact is indirect because the impact is on the State school fund not the District. The State School Fund allocates funding to schools on a per student basis. Urban Renewal in any one community impacts the State School Fund. Elaine noted just to be clear it is an indirect impact and an impact on State School Fund. Schools are funded by other sources in addition to property tax revenues and on a per pupil basis.

Member Olson asked when you look at the overall State School Fund and then at the part that's not coming in, because it's going to Urban Renewal, what is the percentage change to the State School Fund, for example will it be reduced by .05%.

Member Ulven feels that would be a moving target because you have to aggregate every single Urban Renewal District in the entire State and that amount fluctuates year per year to really calculate the impact. She agrees to keep the table with the disclaimers.

Chair Bridges noted to make the point in terms of communication saying that this is not what is taken away from the school fund but that these charts are here to show you what can be aggregated to help the Urban Renewal District and not remove from the school funding but comes back to the school through general funding of schools in the State of Oregon.

Elaine noted it is hard to explain a plan when it is three or four sentences long and that most of it is in the full feasibility study. We will separate out the Community College because it is direct impact, so we will have three tables instead of two. The third table will be indirect impacts and have language that talks about the State School Fund. She noted the State School Fund is impacted by the enterprise zone, which is the same impact as property tax revenues and vertical housing abatement zones, etc. The Legislature knows that these impacts are taking away property tax revenue and the amount to the State School Fund. It is a policy decision upon the legislators how they fund the State School Fund and what is allocated per pupil funding formula.

Member Morelock noted that the .05% is about \$4.5M dollars and \$9B dollars is the current budget for the State School Fund.

Elaine noted that number changes every year depending on what each Urban Renewal Area takes as their division of taxes for that year.

Member Olson noted there could be a Q&A for the education budget and a disclaimer of explanation. Also if you have an example that translates it to dollars it helps people put it into context.

Chair Bridges asked if the \$31M dollars listed under the 5% is over 30 years is correct and that it is \$1M a year.

Elaine noted if we do a Q&A on that for next year we would go back and show the projected impact on the State School Fund for that one year.

Chair Bridges would like to see a draft of that table and language. Elaine noted she would put that together and have CDD Rux get it out for comment from the Committee.

Chair Bridges asked for comments on the executive summary with or without the fact sheet.

Member Ulven liked the idea of having the fact sheet in there because a lot of people will seek the executive summary as an understanding to the plan.

Member Olson noted it is nice to have the fact sheet.

Chair Bridges noted he wants the fact sheet.

Member Parrish also wants to keep the fact sheet and that it is a good summary.

Member Ulven noted there was a reference to revenue-sharing in section 12, page 17, describing how revenue sharing worked, but there is no other mention in the executive summary or in the feasibility study on the prospect of having a revenue-sharing option in the plan.

Elaine noted that decision is made as you progress and start developing the actual plan. She noted they just did a plan in Lincoln City where they did revenue-sharing and ended up making the plan go two years longer but there was a 15% revenue sharing over a year throughout the plan. If City Council has the Committee move forward that would be a good conversation piece to have and if you want to make a recommendation on revenue-sharing.

Chair Bridges asked if we choose option number one and everyone agrees what would be the next steps.

CDD Rux noted if this Committee formulates a recommendation with option number one, then that recommendation goes to City Council on July 20th. On July 20th there is a work session at 6:00pm with the City Council on the feasibility study. At 7:00pm is the regular business session to go over the staff report and it will include this Committee's recommendation. If that recommendation is yes, and it's feasible, we're requesting the City Council to create an Urban Renewal Agency. We then come back in August to the City Council with an ordinance to create an Urban Renewal Agency. CDD Rux noted in parallel with that he would be working with Elaine so that we would start work on the plan for the report.

Elaine noted this Committee stays live, we look at the project list and pair it down to the actual maximum. We figure out which projects to put in, look at the revenue-sharing component, and just noting there is still work for this Committee to add input. Public input we haven't been able to hold, but we have been doing our best in getting information out virtually.

CDD Rux noted there's another six to eight months' worth of work, if the City Council accepts the recommendation to create an Urban Renewal Agency and accepts the feasibility study. There are steps to create an Urban Renewal Agency, consult process, and activities with Yamhill County because part of this plan area is outside the city limits but within the Urban Growth Boundary. There is a lot of things that take place after the first of the year with overlapping taxing district coordination. Also a lot of work that would occur between August to the end of December or into January with this Committee creating the plan and report with all the elements Elaine is talking about.

Chair Bridges suggested talking about the public outreach before making a recommendation.

CDD Rux noted we have been putting information up on the city website. He noted we have a community engagement plan. There are fact sheets we have been sharing since our last meeting. We have been to three of

the Farmers Markets and handed out around 450 flyers in English and Spanish. CDD Rux noted there is a Kiwanis meeting he is doing a presentation on July 9th. Also was sent out to the noon Rotary and City Club leadership and they will be sending out the Flyer. The Chamber pushed it out in their weekly newsletter and are going to continue to do that for the next four weeks. In the utility billing there will be language that we are putting in the monthly utility bill that will provide a link to the web page for the Urban Renewal Program.

CDD Rux noted feedback he has gotten so far. He has received no email communications or responses. He has received no phone calls and when he was out at the Wednesday Farmers Market people responded and noted that it was really cool to redevelop the Riverfront and Downtown area.

Member Buckmaster suggested a community promotion that the Chamber would host. This would be a virtual forum special event where we have Q&A and it is moderated. When ready they will set it up for screen sharing and it will be simple to have the community submit their questions to the chat. She noted that this could be an opportunity for community feedback. This would be a special event and promoted as such. She noted they are set up for up to 200 an event. CDD Rux didn't think there would be more than 100 attendees.

Chair Bridges noted he handed out the flyers for a couple hours at the Farmers Market. About 90% of the people took flyers and about 5% of the people that didn't take the flyers indicated that they had obtained a flyer the prior week. People seemed interested and a number of people did specifically comment about the redevelopment in both Downtown and the Riverfront and were already aware of the subject. He noted he only received one negative comment.

Member Stoller noted he only had one negative comment. Everyone was interested and it seemed like it was well-received.

Member Aguiar noted he didn't receive any negative, but overall well-received.

Member Olson commented the younger crowd were very excited about the idea of the Riverfront being developed.

Member Aguiar noted this whole process is going relatively smooth, he asked what could lie ahead that has the potential of having this plan derailed like it has happened before.

CDD Rux noted now we're just looking at the feasibility of being able to do it. When we get into the plan and report development of it you start looking at specific projects that can be funded in whole or in part and what projects might be eliminated from the list.

CDD Rux noted we have JLA on board to help us through the plan of the report phase and to help do additional community outreach. We also have Lacey in house to also help get the message out. Elaine put together the PowerPoint with the voiceover. We have some funds budgeted in the next phase to do a video to help educate the citizens, the businesses and the overlapping taxing districts about the Urban Renewal Program.

2. Recommendation to City Council:

Chair Bridges noted if there's no need for further discussion than he would entertain a motion to either approve item number one as our recommendation or item number two as a recommendation.

MOTION: Member Aguiar/Member Olson moved to approve Recommendation Option One, Motion carried (9 Yes/0 No).

Member Aguiar asked at what point does it go out for the Community to vote.

Elaine responded to Member Aguiar the two different routes that could end up with a vote by electorate. City Council can choose instead of adopting a plan on their own to put it out for a vote. Option two is it's a non-emergency ordinance the City Council votes and it may go to referendum by whatever standard is in the city code of getting a certain amount of signatures on a petition and if you get a certain amount of signatures, then it goes out for public vote.

3. Update on any public comments at Farmers Market, videos, or civic organizations:

CDD Rux noted we continue to push information out. We will do that all the way up to getting to the City Council in July. He noted he will be giving the City Council a briefing on their Council goal which is to create and support an Urban Renewal Plan. He will update the Planning Commission on July 9th. He is setting up a date for a meeting with the taxing district, and is also working individually with other taxing districts and setting up conversations and sharing information which will be done by July 12th. Presentations on the feasibility study, the action plan and the recommendation occurs July 20th at the City Council work session and then in the business session.

PUBLIC COMMENTS:

None

ITEMS FROM STAFF:

CDD Rux noted he and Elaine will work on a schedule

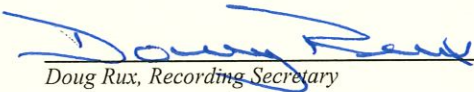
ITEMS FROM COMMITTEE MEMBERS:

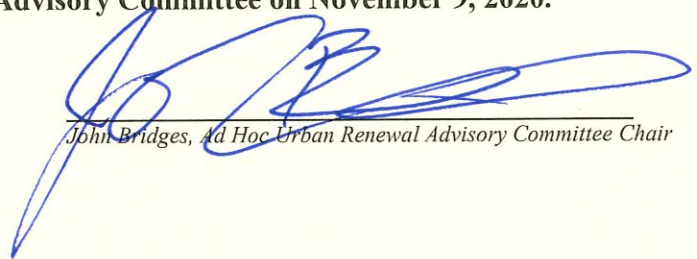
None

ADJOURNMENT

Chair Bridges adjourned at 6:23 p.m.

Approved by the Ad Hoc Urban Renewal Citizens Advisory Committee on November 9, 2020.


Doug Rux, Recording Secretary


John Bridges, Ad Hoc Urban Renewal Advisory Committee Chair