

**WALDPORT URBAN RENEWAL AGENCY
JUNE 11, 2015
MEETING NOTICE AND AGENDA**

THE WALDPORT URBAN RENEWAL AGENCY WILL MEET ON THURSDAY, JUNE 11, 2015 AT 2:00 P.M. IN THE CITY COUNCIL MEETING ROOM, 125 ALSEA HIGHWAY TO TAKE UP THE FOLLOWING AGENDA:

1. ROLL CALL
2. CITIZEN COMMENTS AND CONCERNS
3. AGENCY MEMBER COMMENTS AND CONCERNS
4. MINUTES: *May 14, 2015*
5. PUBLIC HEARING: *Urban Renewal Agency Budget for FY 2015-2016*
6. DISCUSSION/ACTION ITEMS:
 - A. *Consideration of Resolution Adopting Budget for FY 2015-2016*
 - B. *Consideration of Resolution Making Minor Amendment to Waldport Urban Renewal #2 Boundary*
 - C. *Other Issues*
7. ADJOURNMENT

The City Council Meeting Room is accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall, 264-7417, during regular business hours.

Notice given this 5th day of June, 2015

Reda Q. Eckerman, City Recorder

**WALDPORT URBAN RENEWAL AGENCY
MAY 14, 2015
MEETING MINUTES**

1. CALL TO ORDER AND ROLL CALL: Chair Woodruff called the meeting to order at 2:04 p.m. Chair Woodruff and Agency Members O'Brien, Gates, Christenson, Campbell, Cutter and Holland answered the roll. A quorum was present.
2. CITIZEN COMMENTS AND CONCERNS: None.
3. AGENCY MEMBER COMMENTS AND CONCERNS: None.
4. MINUTES: The Agency considered the minutes from the June 12, 2014 regular meeting and the April 28, 2015 Budget Committee meeting. Mr. Holland **moved** to approve the minutes as presented. Ms. Gates **seconded**, and the motion **carried** unanimously on a voice vote.
5. DISCUSSION/ACTION ITEMS: City Manager Kemp introduced Elaine Howard, Urban Renewal Consultant. Ms. Howard began the presentation by presenting options for amending the Urban Renewal Plan #2, which had been adopted in 2005. Discussion ensued regarding the proposed minor amendment to add the new clinic property to the area, whether additional properties should be included or removed, the impact on other taxing entities, and potential projects that could be accomplished.
The Agency then discussed the potential for adding an Urban Renewal #3 area, which would incorporate areas that are also in need of infrastructure improvements. **Consensus** of the Agency was to continue that discussion at a later date.
Mr. Cutter **moved** to direct staff to prepare a resolution for a minor amendment to the Urban Renewal #2 Plan, to add the property on Range Drive that will be occupied by the new clinic. Mr. Campbell **seconded**, and the motion **carried** unanimously.
6. ADJOURNMENT: At 3:27 p.m., there being no further business to come before the Agency, the meeting was adjourned.

Respectfully submitted,



Reda Q. Eckerman, City Recorder

APPROVED by the Waldport Urban Renewal Agency this ___ day of _____, 2015.

SIGNED by the Chair this ___ day of _____, 2015.

Susan Woodruff, Chair

WALDPORT URBAN RENEWAL MEETING AGENDA COVER SHEET FOR DISCUSSION / ACTION ITEMS

TITLE OF ISSUE

Adopting Budget for Fiscal Year 2015/2016

FOR MEETING DATE

June 11, 2015

SUMMARY OF ISSUE:

The budget committee met on April 28th and approved the budget document with two amendments, shown below, and recommended its adoption to the Waldport Urban Renewal Agency. A summary of the budget, as approved by the budget committee, was presented in the Newport News Times in their May 20st edition.

Once the budget hearing has been held, the governing body can make changes to the budget that was approved by the budget committee. The governing body must take all available information into consideration when adopting the budget. This information includes the public testimony presented at the budget hearing and any new information.

Any expenditure in any fund can be reduced as long as resources and requirements in the fund remain in balance. Any tax levy can be reduced from the rate or amount that was approved by the budget committee. **Expenditures may be increased by \$5,000 or 10 percent (\$8,751), whichever is greater.** If any funds are increased by more than \$5,000 or 10 percent, the governing body must publish notice of a second budget hearing and a new financial summary, and hold the second hearing before the adjusted budget can be adopted.

Financial Summary By Program	FYE 2016 Proposed	FYE 2016 Approved
Expenditures:		
UR #1 Construction	38,466	966
UR #2 Construction	70,051	60,051
UR #3 Construction	26,500	26,500
Total Expenditures	135,017	87,517
Other Requirements:		
Transfer	35,000	35,000
Contingencies	66,883	114,383
Debt Reserve	85,800	85,800
Total Other Requirements:	187,683	235,183
Total Requirements	322,700	322,700

STAFF RECOMMENDATIONS:

After the public hearing and budget deliberations, we recommend the Urban Renewal Agency approve a resolution to either adopt the budget for fiscal year 2015/2016 as presented, or adopt the budget for fiscal year 2015/2016 as amended and authorize the Chair to sign when document has been revised.

**WALDPORT URBAN RENEWAL RESOLUTION # _____
ADOPTING THE BUDGET, MAKING APPROPRIATIONS,
DECLARING TAX INCREMENT**

BE IT RESOLVED the Waldport Urban Renewal Agency hereby adopts the budget for fiscal year 2015/2016 in the amount of \$322,700, now on file at Waldport City Hall, Waldport, Oregon.

BE IT RESOLVED that the amounts shown below are hereby appropriated for the following purposes for the fiscal year beginning July 1, 2015.

Urban Renewal General Fund		Urban Renewal Debt Service Fund	
UR#1 Construction	966	UR#2 Debt Service	0
UR#2 Construction	60,051	Total	0
UR#3 Construction	26,500		
Transfer	35,000	Total Appropriated	236,900
Contingencies	114,383	Total Reserved	85,800
Total	236,900	Total Adopted Budget	322,700

BE IT RESOLVED that the Waldport Urban Renewal Agency hereby resolves to certify to the county assessor for the Urban Renewal #2 Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution.

The above resolution statements were approved and declared adopted on June 11, 2015.

Signed by the Chair of the Waldport Urban Renewal Agency this _____ day of June 2015

Susan Woodruff, Chair

Attested by Reda Eckerman, City Recorder

CITY OF WALDPORT
MEETING AGENDA COVER SHEET FOR
DISCUSSION / ACTION ITEMS

TITLE OF ISSUE

**Minor Amendment to Waldport Urban Renewal #2
Boundary**

REQUESTED BY

Kerry Kemp, City Manager

FOR MEETING DATE

June 11, 2015

SUMMARY OF ISSUE

The Waldport Urban Renewal Agency, City staff and Elaine Howard, our urban renewal consultant, discussed the benefits of adding the 'new clinic property' to Urban Renewal Area #2 at its meeting on May 14, 2015. The construction of the clinic will significantly increase the assessed value of the property. Therefore, the Urban Renewal Area will generate additional funds if the property is included within the urban renewal area.

The 'new clinic property' may be added to the Urban Renewal Area #2 through a minor amendment. A minor amendment is allowed if the increase to the urban renewal area is less than 1% of the existing urban renewal area. The existing urban renewal area totals 289.80 acres. The 'new clinic property' totals 0.86 acres. As stated in the report from Elaine Howard dated May 6, 2015, adding the property would increase tax increment revenues by over \$1.1 million from development through fiscal year 2045-46.

Minor amendments may be approved by the Urban Renewal Agency in resolution form, as noted in Section 1100.C of Urban Renewal Plan #2. The following material is enclosed for your review and consideration:

- Proposed resolution
- Waldport Urban Renewal Area #2 Boundary Map with subject property identified
- Legal Description of 'new clinic property' (Tax Lot 1128 of Lincoln County Assessor Map 13-12-25AA)

STAFF RECOMMENDATION or ACTION REQUESTED:

Adopt a resolution approving a minor amendment to the Waldport Urban Renewal Area #2 boundary to include Tax Lot 1128 of Lincoln County Assessor Map 13-12-25AA.

RESOLUTION NO. _____

A RESOLUTION PROPOSING A MINOR AMENDMENT TO THE WALDPOR T URBAN RENEWAL PLAN ("PLAN")

Whereas, the City Council of the City of Waldport ("Council") approved the Waldport Urban Renewal Plan No. 2 ("Plan") by adoption of Ordinance No. 701 on August 29, 2005; and

Whereas, Section 1100(C) of the Plan states that minor amendments may be approved by the Renewal Agency in resolution form; and

Whereas, the Waldport Urban Renewal Agency ("Agency") finds it in the public interest to amend the Plan to add property to the Plan area; and

Whereas, the addition of the property is less than one percent of the original acreage of the urban renewal area, and therefore may be added through a minor amendment as specified in Section 1100(C)(4) of the Plan; and

Whereas, such minor amendment is proposed so that the original objectives in the Plan may be fully accomplished and the urban renewal projects called for in the Plan, as amended, may be completed; and

Whereas, the Agency, pursuant to the requirements of ORS Chapter 457 and the Plan, has proposed a minor amendment to add a parcel of land which is described in Exhibit 1 and outlined in Exhibit 2 and incorporated herein by this reference;

NOW THEREFORE THE AGENCY RESOLVES:

1. The Agency hereby adopts the Minor Amendment to the Waldport Urban Renewal Plan No. 2 to add property as described in Exhibit 1. Also attached is Exhibit 2, a map of the Urban Renewal No. 2 Plan Area, with the property to be added as outlined.
2. The Agency will forward a copy of this Minor Amendment and attachments to the Lincoln County Assessor.
3. This Minor Amendment becomes effective upon adoption.

Passed by the Waldport Urban Renewal Agency and signed by me in open session in authentication of its passage this 11th day of June, 2015.

Susan Woodruff, Urban Renewal Agency Chair

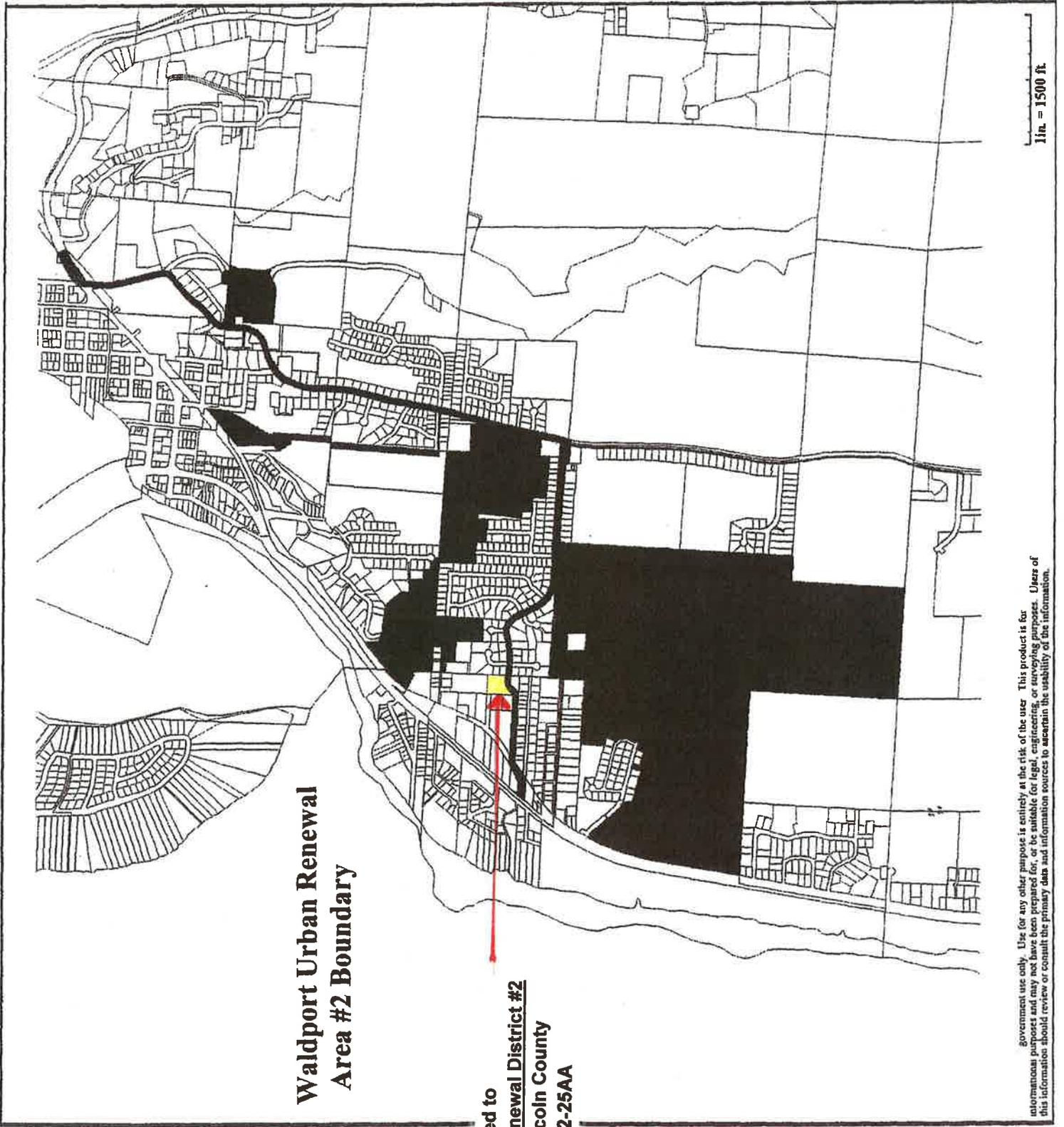
ATTEST:

Reda Q Eckerman, City Recorder

EXHIBIT # 1
LEGAL DESCRIPTION

A tract of land located in the Northeast Quarter of Section 25, Township 13 South, Range 12 West, Willamette Meridian in Lincoln County, Oregon, more particularly described as follows: Commencing at the Northeast corner of Section 25, Township 13 South, Range 12 West, Willamette Meridian; thence South 00°57'30" West along the East line of Section 25 to the Northerly right of way of SW Range Drive, a distance of 840.40 feet to the True Point of Beginning; thence North 00°57'30" East along said Section line a distance of 146.37 feet; thence North 89°03'15" West to the Easterly boundary of a tract of land as described in Instrument No. 2005-00215, Exhibit "B", Page 1, Lincoln County Records, a distance of 220.72 feet; thence South 00°38'00" West along said Easterly boundary to the Northerly right of way of SW Range Drive, a distance of 243.58 feet; thence along the arc of a 70-foot radius curve left (the long chord of which bears North 50°54'17" East 48.51 feet) a distance of 49.54 feet; thence along the arc of a 130-foot radius curve right (the long chord of which bears North 60°37'56" East 130.00 feet) a distance of 136.14 feet; thence South 89°21'40" East a distance of 69.99 feet to the True Point of Beginning.

Exhibit #.2



Waldport Urban Renewal Area #2 Boundary

Property to be added to
Waldport Urban Renewal District #2
Tax Lot 1128 of Lincoln County
Assessor Map 13-12-25AA

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1 in. = 1500 ft.