

City of Depoe Bay Urban Renewal Feasibility Study 2007

Advisory Committee Meeting # 3

Thursday, September 13, 2007 6:00 pm
Depoe Bay City Hall

Attendees: Alice Brown, Jeanine Buck, Carol Connors, Barbara Leff, Valerie Sovern, Terry Wideman
Charles Kupper of Spencer & Kupper, City Planner Larry Lewis, City Superintendent Terry
Owings, City Recorder Pery Murray

Not Present: Chris Chandler-DiTorrice, Loren Goddard, Steve Hausotter, Bill Spores

The meeting opened at 6:17 pm, with Kupper reminding everyone the draft report is scheduled to be presented to the City Council at the October 2nd council meeting, tonight's meeting is for committee members to provide comment on the report before that presentation. If the Council decides to move ahead, the next step would be to develop the Urban Renewal Plan, which typically involves hiring a consultant and holding at least four public meetings. The plan should be ready by June 2008 if the Council wants to adopt it by August 2008, so the frozen base would be as of January 2007 (if plan is adopted by August of any year the "frozen" value base is effective January of the prior year). A committee member asked if there were any areas of concern that would prevent moving ahead. Kupper responded there were none and proceeded with review of the report.

Kupper distributed a revised Table One- Estimated Tax Increment Revenue for 20 Year Period, noting the cumulative revenue column has been corrected, which requires correction to the narrative on page 8. On page 8, Estimate of Project Costs section- end of first paragraph change \$22.2 to \$20.6 million; and Financial Feasibility Evaluation section- change Table Two to Table One, \$20.3 to \$20.6 million, 2006 to 2007 and \$12.5 to \$13.7 million.

Kupper noted that tax impacts must be included in an urban renewal plan, referring to Table Two which provides estimates of revenue foregone by existing taxing districts. There was a suggestion to also include tax revenue estimates for each district, it was agreed that each district should do their own revenue projections. Setting priorities for projects must be included in the plan, there is flexibility with the annual budgeting process directing how the money is spent. A maximum indebtedness statement must be included in the plan. Adopted plans can be amended, it is advisable to include amendment process language in the plan. The City Council adopts the plan by ordinance, first forming an Urban Renewal Agency. The City Council is typically the Urban Renewal Agency, occasionally there is a mix of council and public, and in rare instances there is a governing body entirely separate from the council. .

A committee member suggesting revising the boundary map to include the lot south of city hall (gas station) and the city property which currently is being used by the Kids Zone (Ainslee Bldg and grounds). Kupper advised that to change to boundary at this point would involve major revisions to the report. This is a proposed boundary which, if the city proceeds, will be refined as the urban renewal plan is developed. Kupper asked members to provide any additional comments for revisions to city staff (Pery) by Sept. 20th.

MOTION: Sovern moved to present the report to the City Council on October 2nd as is, with corrections as noted. Leff seconded the motion. Motion passed, all ayes.

The meeting ended at 7:34 p.m.