

Depoe Bay Urban Renewal Plan Development Committee
Public Meeting #4, Thursday, May 15, 2008, 4:00 pm
Depoe Bay City Hall

PRESENT: Carol Connors, Loren Goddard, Steve Hausotter, Dick Johnson, Barbara Leff,
Terry Wideman

ABSENT: Jeanine Buck, Pete Cameron, Bill Spores

CONSULTANT: Charles Kupper, Spencer & Kupper

STAFF: City Planner L. Lewis, City Superintendent T. Owings, City Recorder P. Murray

Review Revised Projects and Acquisition Sections

Kupper began review of the revised Sections 700 and 800 (copies attached to the original of these minutes). Goddard said that “ramps” should be deleted from the last bulleted item of Section G. Public Buildings and Facilities (page 3), since the existing ramps are new. The deletion was agreed to. There were no other changes to the revised sections.

Review Updated Financial Sections

Kupper reviewed Table One- Estimated Tax Increment Revenue, Table Two- Revenue Foregone By Taxing Entities, and Appendix A – New Value Assumptions (copies attached to the original of these minutes). He noted the appendix is for information only, Table One is from the Feasibility Study, and there will be a slight change in the numbers on the final draft plan. There was no discussion.

Assign Project Category Revenue Values

Kupper explained the two page handout (copies attached to the original of these minutes) consists of a sample Estimate of Project Costs as an example and page 2 includes blanks for allocations to be assigned today by the committee. Discussion ensued on the benefits and downfalls of using broader categories vs. more detailed categories. It was agreed to go with the format on page 2. Kupper explained that revenue assignments can be revised. A worksheet prepared by Johnson, with input from city staff, and Lewis’ notes on Table Two were reviewed (copies attached to the original of these minutes). It was agreed to use Lewis’ numbers with the following modifications: 1) eliminate “Harbor Stabilization” as a separate item, include in the A. Parks & Open Spaces, revising to \$5.5 million, and 2) eliminate “Community/Fire Hall” as a separate item, include in the G. Public Buildings & Facilities, revising to \$5.5 million.

Discuss Maximum Debt

Kupper said that the urban renewal is completed when the projected total tax increment revenue (estimated \$21, 445,271) is received, or at the end of the 20 year time frame if the committee wants to set that time frame. Another option is to consider an extended period to accommodate pay off of debt service or to realize the total revenue projection. He explained the typical borrowing route is a bank loan with a ten year debt issue. Public bonds are available but are typically for amounts larger than \$5 million. He offered to prepare information on two scenarios: 1) a 20 year time frame, and 2) until the projected revenue is received or debt is paid off. It is possible to look at revenues at the end of the 20 year period and extend if the total is not received. If the 20 year period is adhered to, then the maximum debt must be “squeezed” into that time frame. It was agreed to go with the extended period of time to receive the total projected revenue.

Discuss Adoption Procedure

The intended date of the City Council public hearing is July 15th, notice will be mailed three weeks in advance of the hearing (last week of June). In the meantime, the plan will be distributed to taxing bodies and to the Planning Commission for their July 9th meeting. Kupper will have the report finalized and back to the committee within a month.

Next Meeting and Agenda

It was agreed that the final draft report will be provided to committee members for review. If there are no revisions to discuss, there is no need to meet again. Once the report is received, the need for another meeting will be determined.

The meeting ended 5:10 PM.