

1 Depoe Bay Urban Renewal Agency
2 Regular Meeting
3 Tuesday, June 2, 2015 6:00 PM
4 Depoe Bay City Hall

5
6 PRESENT: Chair R. Johnson, Mayor A.J. Mattila, J. Fisher-Brown, R. Gambino, J. Grant,
7 S. Olsen, S. Sparks, B. Spores, K. Wyatt
8

9 STAFF: City Recorder P. Murray, City Superintendent B. Weidner, City Planner L. Lewis,
10 Recording Secretary E. LuMaye
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12 I. CALL MEETING TO ORDER AND ESTABLISH A QUORUM

13 Chair Johnson called the Urban Renewal Agency meeting to order and established a quorum at
14 6:00 PM.
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16 II. APPROVE MINUTES – January 20, 2015 Regular and April 28, 2015 Budget Committee
17 Meetings

18 Motion 1: Fisher-Brown moved to approve the minutes from those two meetings. Sparks seconded
19 the motion.
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21 Chair Johnson said it was moved and seconded, and called for discussion. There was none.
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23 Vote: Motion 1 passed.

24 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Olsen, Sparks

25 Abstain: Spores
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27 III. BUDGET HEARING – Fiscal Year 2015-16 Approved Budget

28 Chair Johnson called for comments. Grant said he made his objections known at the Urban
29 Renewal Budget meeting, and felt some of the expenditures were inappropriate. Chair Johnson
30 said Grant’s concerns would probably be addressed further down the Agenda.
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32 Motion 2: Olsen moved to adopt the Budget for FY 2015-16. Gambino seconded the motion.
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34 Chair Johnson said it was moved and seconded, and called for further comments. Grant said he
35 made his comments and was not going to approve it. Chair Johnson called for the question.
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37 Vote: Motion 2 passed.

38 Ayes: Fisher-Brown, Gambino, Johnson, Mattila, Olsen, Sparks

39 Abstain: Spores, Wyatt

40 Noes: Grant
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42 Fisher-Brown asked to change her vote to Abstain, because she wasn’t at the meeting. Sparks
43 clarified we were talking about the Urban Renewal Budget meeting and said he wasn’t there
44 either, and wanted his vote changed to No, and then changed it to Abstain. Grant asked to re-open
45 the discussion because Sparks and Olsen had a personal exchange without going through the
46 Chair. He said several Councilors changed their mind, and he begged the Chair to re-open

1 discussion before taking the vote. Chair Johnson restated the vote; Murray said there were four
2 Abstains and four Ayes, and a majority vote would be five. Grant again asked to re-open
3 discussion because in his opinion having votes changed in the middle of roll call is invalid. Chair
4 Johnson suggested continuing with the meeting. Murray, referring to the minutes from the April
5 28, 2015 Urban Renewal Agency Budget Committee meeting, said members absent from the
6 meeting were Fisher-Brown, Mattila, Sparks, and Spores. Grant commented that Mayor Mattila
7 was not at the meeting, but voted. Olsen suggested re-voting if it's permissible, and then have
8 discussion. Grant said it was made and seconded, and he's saying there was an invalid vote; he
9 suggested rather than re-voting, to continue discussion. He didn't feel he was being a contrarian,
10 he was just asking for a point of order. Murray noted the next Agenda item was a Resolution
11 adopting the budget and making appropriations, and declare our tax increment financing for the
12 upcoming year, and the Committee still needed to consider adopting the formal Resolution that
13 does those things. Chair Johnson asked if it was reasonable to put off adopting the budget and
14 Resolution to the end of the Agenda. Murray said she believed it was reasonable, and the presiding
15 officer can ask the rest of the group to change the Agenda. Sparks was hesitant and concerned to
16 vote to approve the Budget when he didn't feel informed. Chair Johnson said if there was no
17 objection, let's put off the Budget discussion. He said when this meeting was set up, it was to
18 bring some of the newer people on board with what we're doing and he was prepared to give a
19 history/overview of what has happened, as a structure with which to have a discussion, and then
20 we can open up the discussion of modifying the budget and go back to whether we adopt it or
21 not. Murray said the Budget hearing is a public hearing in which to receive input from the public
22 on the Budget that was approved by the Budget Committee, and no motion needs to be made
23 during the hearing. She said public input could be received, and then the hearing could be closed
24 and move on to the next item of business. It's adopting the Resolution that adopts the Budget and
25 makes the appropriations. Chair Johnson said if the board does not want to adopt the Resolution
26 until they've gone back and revisited what the numbers should be, then he thought it should be put
27 off until there's been further discussion tonight on where we are and what we're doing. Murray
28 noted the Budget needs to be adopted before June 30. Spores asked if someone was not at the
29 meeting, can they vote; Murray said yes they can. Grant asked for the motion to be withdrawn for
30 the time being. Olsen rescinded his motion; Gambino rescinded his second.

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32 Motion 3: Grant moved to change the Agenda and that we have the vote on the adoption of the
33 Budget at the Chair's discretion. Sparks seconded the motion.

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35 Chair Johnson said it was moved and seconded to move the motion on the budget to when he
36 wanted to do it, and he wants to do it at the end of the meeting. He called for discussion; there was
37 none.

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39 Vote: Motion 3 passed.

40 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Olsen, Sparks, Spores, Wyatt

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42 Chair Johnson provided an overview for newer Committee members, and distributed copies of his
43 notes (copy attached to original of these minutes). He addressed the *Comprehensive Plan, Goals,*
44 *Projects and Approaches, Prioritization, and Progress based on majority votes.* There was lengthy
45 discussion about the sirens and tsunami readiness; Weidner will write a memo to update the
46 Council on the status of the sirens, to include total expenses. Grant was appreciative of Chair

1 Johnson's handout. He clarified his interpretation of what the Chair wanted to make clear to the
2 board, in case we have further closer inspection of what this money has been spent on, that the
3 votes that were taken to appropriate some of the monies listed in the *Progress based on majority*
4 *votes* section there was some hesitation by some of the board members because maybe they didn't
5 think it was an appropriate expenditure for urban renewal. Chair Johnson replied there were times
6 where there was a split vote on what to do; the majority would win, and those are the projects that
7 were funded. Grant said there are guiding documents on what to spend urban renewal funds on. He
8 said all he saw was expenditures between City departments, and asked if there had been \$1 spent
9 on private businesses in town through grants that would beautify the front of some of the buildings
10 that would help to eliminate the look of blight around town; or any other expenditure that went to
11 a private business partnership. Chair Johnson said no. He said it had been discussed, but didn't
12 reach the priority level the board chose. He said priorities should be reviewed annually. Grant
13 observed that 90% of the projects went to the harbor, followed by review of individual items.
14 There was additional discussion about the status of the projects on the list. Grant said he was
15 proposing to bring a consultant in because what we've been doing with urban renewal money so
16 far bears very little resemblance to what other municipalities around the state are doing. He asked
17 Lewis what kinds of urban renewal projects Waldport and Yachats do; Lewis said their projects
18 are mainly for infrastructure. Chair Johnson and Gambino disagreed that the majority of the
19 projects focus on the harbor. Sparks would like to revisit the projects list in a strategic way, and
20 re-prioritize some of the projects. Olsen asked what would happen if the Urban Renewal Budget
21 isn't approved by June 30; Murray responded that the Urban Renewal Agency would be out of
22 compliance with State budget law, and would not be able to certify the tax increment financing to
23 receive tax money next year. There was additional discussion.

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25 Motion 4: Olsen moved to adopt the Budget for 2015-2016, and as soon as it's approved we
26 schedule the next hearing to determine the course of urban renewal from this point forward.
27 Sparks seconded the motion.

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29 Chair Johnson said it was moved and seconded to adopt the Budget as it is, and after adopting
30 we'll immediately agree to have another board meeting to review the overall priorities – those for
31 this coming year and the future. He called for discussion. Gambino said he wasn't sure he was
32 comfortable with whitewashing what past Urban Renewal Commissions have done. He wondered
33 if what's being done is the best thing for the City. There was additional discussion about the
34 project list.

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36 Vote: Motion 4 passed.

37 Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Olsen, Sparks, Spores, Wyatt

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39 IV. PROPOSED RES. #UR011 – A Resolution Adopting the Budget, Making Appropriations,
40 and Declaring Tax Increment Financing for the 2015-16 Fiscal Year

41 Motion 5: Olsen proposed we endorse and forward advance Resolution UR011 A Resolution
42 Adopting the Budget, Making Appropriations, and Declaring Tax Increment Financing for the
43 Fiscal Year 2015-2016. Gambino seconded the motion. (Copy of proposed Res. #UR011 attached
44 to original of these minutes.)

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46 Chair Johnson said it was moved and seconded, and called for discussion. There was none.

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Vote: Motion 5 passed.

Ayes: Fisher-Brown, Gambino, Grant, Johnson, Mattila, Olsen, Sparks, Spores, Wyatt

In accordance with Motion 4, a meeting was scheduled for Monday, June 8 at 6:00 PM. Chair Johnson said it will be an organizational and planning meeting, and there was no time this evening to go over Agenda Item V. PROJECT STATUS REPORTS, but there were a few minutes left to talk about an urban renewal consultant. Grant said in a nice way that urban renewal in Depoe Bay has fallen into a myopic view of what can be done. Sparks wanted to make sure the consultant can be present at the June 8 meeting. Chair Johnson said the consultant will be on the June 8 Agenda, but wouldn't be invited to a meeting until after that date.

VII. ADJOURN

There being no further business, the meeting was adjourned at 6:58 PM.

Richard Johnson, Chair

Emma LuMaye, Recording Secretary