

**MINUTES
CITY OF FAIRVIEW
URBAN RENEWAL AGENCY**

April 17, 2019

Agency Members

Brian Cooper, Board Chair
Cathi Forsythe
Mike Weatherby (*Excused*)
Keith Kudrna
Darren Riordan
Natalie Voruz
Balwant Bhullar

Staff

Nolan Young, City Administrator
Lesa Folger, Finance Director
Heather Martin, City Attorney
Devree Leymaster, City Recorder

1. Call to Order – 7:30 PM
Roll Call

2. Adopt Utility System Development Charge (SDC) Assistance Program: Resolution 5-2019
Chair Cooper deferred the Board's vote on the item to the next scheduled meeting.

Chelsea Jones, Fairview, OR spoke in opposition of including multi-family developments in the SDC Assistance Program. She commented it will take 20 to 25 years for the investment to break even. There are better uses for the Urban Renewal (UR) funds i.e. improvements along 223rd. She remarked the Board should keep it simple. UR funds should be invested to improve the city, benefit the citizens and to draw people to Fairview. Programs should be for the betterment of Fairview, not developers.

Member Forsythe shared some information from an article regarding the benefits of mixed use developments. She commented the Board needs to be mindful of creating a balanced approach. She noted undeveloped property does not provide tax revenue.

Bob Dolphin, Fairview, OR spoke against SDC waivers for multi-family developments; agreed with Ms. Jones.

Deborah Aronson, Fairview, OR shared her concerns for continuing to incentivize development. She asked the Board to take a pause and allow the already approved developments to be constructed and the new citizens to assimilate into our community. She wants to maintain a high quality of life for the community i.e. parks and public safety. Believes the market will drive the next phase of development; requested the Board stop subsidizing development.

Member Voruz commented she is concerned about expenses outpacing revenue. Need development to increase our tax revenue. If we don't increase revenue then we will need to cut expenses. She also encouraged citizens to look into House Bill 2001.

City Administrator Young asked what the Board would like from staff for the next meeting. Chair Cooper replied an example of a vertical housing credit for a multi-family development, information on how the Metro Affordable Housing Bond will effect Fairview, and the housing inventory for Fairview (% of different types of housing). He noted a meeting is scheduled with Home Forward next month; will share the report with the Board.

Member Riordan commented he believes the bond will create 200 units in Gresham and 180 to 190 in East County. In preparation for the next meeting he would like more information on vertical housing, to look at the impacts of the new developments already incentivized, and to look at incentivizing what we want.

CA Young proposed Council review their Preferred Development document at the May 15 work session and use the context of the information for the Board in consideration of the SDC Assistance Program.

3. Adopt Private Development Grant Program: Resolution 7-2019

CA Young explained staff presented the grant program at the last meeting with recommendations from the Economic Development Advisory Committee (EDAC) for the Boards consideration.

Chair Cooper inquired about project oversight. CA Young replied the Boards oversight is outlined in section 2.3 Selection Process.

Chair Cooper opened the public hearing. There were no requests to speak. Chair Cooper closed the public hearing.

Member Riordan moved to approve Resolution 7-2019 and Member Kudrna seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

4. Authorize a Supplemental Budget for Fiscal Year 2018-19 for the Reservoir #1 Improvement Project: Resolution 6-2019

Director Folger summarized the proposed supplemental budget is to authorize the transfer of appropriations (\$121,304) to fund a contribution to the city for the Reservoir #1 project.

Member Kudrna moved to approve Resolution 6-2019 and Member Riordan seconded. The motion passed unanimously.

AYES: 6
NOES: 0
ABSTAINED: 0

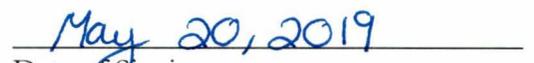
5. Adjournment

Member Kudrna moved to adjourn the meeting and Member Riordan seconded. The motion passed, and the meeting adjourned at 7:50 PM.

AYES: 6
NOES: 0
ABSTAINED: 0


Devree Leymaster
City Recorder


Brian Cooper
Board Chair


Date of Signing