



FAIRVIEW URBAN RENEWAL AGENCY

Fairview City Hall-Council Chambers
1300 NE Village Street, Fairview, Oregon

WEDNESDAY, JUNE 5, 2019

1. Call to Order Immediately Following City Council Regular Session
Roll Call
2. Review and Adopt Minutes: May 15, 2019 (URP 2) (A)
3. **Public Hearing:** Adopt the Fiscal Year 2019-20 Budget and Make Appropriations: (A)
Resolution 8-2019 (URP 3-5)
4. Authorize Raising the Maximum Amount of all Available Property Taxes Applicable to the (A)
Incremental Values in the Boundaries of the Fairview Urban Renewal District: Resolution 9-2019
(URP 6)
5. Authorize Reimbursement to the City for System Development Charges Waived Under City (A)
Resolution 32-2019 (URP 7-9)
6. Adjournment (A)

(A) Action requested (I) Information only

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to 503.665.7929.

MINUTES
CITY OF FAIRVIEW
URBAN RENEWAL AGENCY

May 15, 2019

Agency Members

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

Staff

Nolan Young, City Administrator
Allan Berry, Public Works Director
Heather Martin, City Attorney
Devree Leymaster, City Recorder

1. Call to Order – 8:00 PM
Roll Call

2. Review and Adopt Minutes: April 17, 2019

Member Kudrna moved to approve the April 17, 2019 minutes and Member Riordan seconded. The motion passed unanimously.

AYES: 7
NOES: 0
ABSTAINED: 0

3. Adopt Utility System Development Charge (SDC) Assistance Program: Resolution 5-2019

City Administrator Young commented the Assistance Program as proposed does not include residential development. If the Board chooses to include residential development in the Program than the proposed Program needs to be amended.

Member Riordan moved to approve Resolution 5-2019, as proposed, and Member Kudrna seconded. The motion passed unanimously.

AYES: 7
NOES: 0
ABSTAINED: 0

4. Adjournment

Member Kudrna moved to adjourn the meeting and Member Riordan seconded. The motion passed, and the meeting adjourned at 8:04 PM.

AYES:
NOES: 0
ABSTAINED: 0

Devree Leymaster
City Recorder

Brian Cooper
Board Chair

Date of Signing

URBAN RENEWAL AGENCY AGENDA STAFF REPORT

MEETING DATE	AGENDA ITEM #	REFERENCE NUMBER
June 5, 2019	3. & 4.	2019-14

TO: Fairview Urban Renewal Agency Board
FROM: Lesa Folger, Finance Director
THRU: Nolan K. Young, City Administrator
DATE: May 29, 2019

ISSUE:
 Adoption of Fiscal Year 2019-20 Budget.

BACKGROUND:
 The Fairview Urban Renewal Agency Budget Committee met on April 29, 2019 to receive the budget message, as well as review, discuss, and amend the Proposed Budget for Fiscal Year 2019-20. The Budget Committee approved the Proposed Budget with no amendments for Fiscal Year 2019-20.

The Approved Budget amount is \$3,884,922.

The Budget approved and forwarded to the Agency Board for adoption has the following category totals:

<i>Total Resources</i>	\$ 3,884,922
<i>Materials and Services Expenses</i>	\$ 1,252,750
<i>Capital Outlay Expenses</i>	\$ 760,000
<i>Debt Service Expenses</i>	\$ 132,745
<i>Contingency</i>	\$ 1,739,427

The Budget Committee consists of 14 members: seven Agency Board Members and seven appointed citizen representatives. The Agency Board, in accordance with Oregon Budget Law, must conduct a public hearing regarding the budget prior to voting for adoption of the committee-approved budget. A public hearing was noticed and will be held on Wednesday, June 5, 2019.

The Agency Board could add or subtract expenses. Per ORS 294.435, the Agency Board may make revisions to the budget after the budget hearing and before adopting the budget. Changes are limited in each fund to no more than \$5,000 or 10% of the total fund, whichever is greater. Any increase in expense (without a corresponding decrease in the fund or increase in resources) of the budget as approved by the Budget Committee will require the use of reserve balances.

ATTACHMENTS:

Exhibit A – Form UR-1 (as published in The Gresham Outlook on May 31, 2019)

RECOMMENDED ACTION:

- Staff recommends approval of Resolution 8-2019, adopting the Fiscal Year 2019-20 Approved Budget as presented.
- Staff Recommends approval of Resolution 9-2019, raising the maximum amount of all available property taxes applicable to the incremental values in the boundaries of the Fairview Urban Renewal District.

BUDGET IMPLICATIONS:

Resolution 8-2019 Agency-wide budget implication \$3,884,922.

Resolution 9-2019 budget implication unknown at this time.

URA BOARD ALTERNATIVES (Resolution 8-2019):

1. **Staff Recommendation:** Move to approve Resolution 8-2019, adopting the Fiscal Year 2019-20 budget as presented and approved by the Fairview Urban Renewal Agency Budget Committee.
2. Choose not to adopt the Fiscal Year 2019-20 budget as approved and give direction to the Budget Officer to bring back an amended budget resolution with specific changes to the June 19, 2019 meeting of the Agency Board.
- 3.

URA BOARD ALTERNATIVES (Resolution 9-2019):

4. **Staff Recommendation:** Move to approve Resolution 9-2019, raising the maximum amount of all available property taxes applicable to the incremental values in the boundaries of the Fairview Urban Renewal District.
5. Choose not to approve Resolution 9-2019, instructing staff to propose an alternate amount of incremental funding to go to the Urban Renewal Agency at the June 19, 2019 meeting of the Agency Board.



RESOLUTION
(8 - 2019)

A RESOLUTION OF THE FAIRVIEW URBAN RENEWAL AGENCY BOARD OF DIRECTORS ADOPTING THE FISCAL YEAR 2019-20 BUDGET AND MAKING APPROPRIATIONS

WHEREAS, on April 29, 2019, the Fairview Urban Renewal Agency Budget Committee, after appropriate deliberation and public hearing, approved the budget for Fiscal Year 2019-20; and

WHEREAS, in accordance with Oregon Budget Law, after holding a public hearing, the Agency Board seeks to adopt a budget and appropriate Agency revenues and expenditures for Fiscal Year 2019-20; and

WHEREAS, the Agency Board of Directors is the governing body duly authorized to take all actions on behalf of the Fairview Urban Renewal Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRVIEW URBAN RENEWAL AGENCY BOARD AS FOLLOWS:

Section 1 The Fairview Urban Renewal Board hereby adopts the budget for Fiscal Year 2019-20 (July 1, 2019 – June 30, 2020), in the total amount of \$3,884,922. The budget is now on file at Fairview City Hall, 1300 NE Village Street, Fairview, Oregon.

Section 2 The Agency Board hereby makes the following appropriations in the amounts stated for Fiscal year 2019-20, and for the purposes shown below is hereby appropriated.

<u>Fairview Urban Renewal Agency</u>	
<i>URBAN RENEWAL</i>	2,012,750
<i>DEBT SERVICE</i>	132,745
<i>CONTINGENCY</i>	1,739,427
<i>TOTAL APPROPRIATIONS</i>	<u>3,884,922</u>

Section 3 This resolution is and shall be effective from the date of its passage.

Resolution adopted by the Fairview Urban Renewal Agency Board, this 5th day of June, 2019.

Chair, Fairview Urban Renewal Board
Brian Cooper

ATTEST

City Recorder, City of Fairview
Devree Leymaster

Date



RESOLUTION
(9 - 2019)

A RESOLUTION OF THE FAIRVIEW URBAN RENEWAL AGENCY BOARD OF DIRECTORS TO CERTIFY TO THE MULTNOMAH COUNTY ASSESSOR A REQUEST FOR THE FAIRVIEW URBAN RENEWAL AGENCY PLAN AREA FOR THE MAXIMUM AMOUNT OF REVENUE THAT MAY BE RAISED BY DIVIDING THE TAXES UNDER SECTION 1e, ARTICLE IX OF THE OREGON CONSTITUTION AND OREGON REVISED STATUTES CHAPTER 457

WHEREAS, the Fairview Urban Renewal Board is the governing and directing body for the activities of the Urban Renewal Agency for Fairview; and

WHEREAS, the Board has caused all required actions to take place to assure the public hearing, notification, and other requirements have been met to enable the adoption of the Agency Budget for Fiscal Year 2019-20; and

WHEREAS, the Board has adopted the budget for Fiscal Year 2019-20 and wishes to declare the maximum tax increment amount available in accord with Oregon Revised Statutes Chapter 457 and the Municipal Budget Act.

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRVIEW URBAN RENEWAL AGENCY BOARD AS FOLLOWS:

Section 1 The Fairview Urban Renewal Board hereby authorizes raising the maximum amount of all available property taxes applicable to the incremental values in the boundaries of the Fairview Urban Renewal District.

Section 2 This resolution is and shall be effective from the date of its passage.

Resolution adopted by the Fairview Urban Renewal Agency Board, this 5th day of June, 2019.

Chair, Fairview Urban Renewal Board
Brian Cooper

ATTEST

City Recorder, City of Fairview
Devree Leymaster

Date

URBAN RENEWAL AGENCY AGENDA STAFF REPORT

MEETING DATE	AGENDA ITEM #	REFERENCE NUMBER
June 5, 2019	5.	2019-15

TO: Fairview Urban Renewal Agency Board

FROM: Lesa Folger, Finance Director

THRU: Nolan K. Young, City Administrator

DATE: June 4, 2019

ISSUE:

Approve reimbursement of City of Fairview SDC's waived as outlined in City Resolution 32-2019.

BACKGROUND:

The City of Fairview considered Resolution 32-2019 on June 5, 2019. Three alternate options were offered for consideration:

Option 1 (City Exhibit A) – Authorizes the full benefits of the current development incentive program to the Fairview townhomes / commercial development at the NW corner of Halsey and Fairview Parkway, if building permit applications are submitted by December 31, 2019 with the Urban Renewal Agency reimbursing the three utilities for the SDC's waived

Option 2 (City Exhibit B) – Granting developments eligible for the full benefits of the current development incentive program an extension for building permit application submittals to December 31, 2019 with only the three utility SDC's being waived and with the Urban Renewal Agency reimbursing the City for the waived SDC's

Option 3 (City Exhibit C) – Granting developments eligible for the full benefits of the current development incentive program an extension for building permit application submittals to December 31, 2019 with the Urban Renewal Agency reimbursing the City for the waived three utility SDC's.

Regardless of which Exhibit is adopted by the City, all proposals include the City's request to the URA for reimbursement of waived SDC's.

Resolution 10-2019 would authorize reimbursement from the URA to the City of waived SDC's passed by City Resolution 32-2019. Should the Fairview City Council opt to take no action on Resolution 32-2019, no extension was approved and URA Resolution 10-2019 is no longer required.

RECOMMENDED ACTION:

Staff recommends approval of Resolution 10-2019, authorizing reimbursement by the Fairview URA to the City for SDC's waived under City Resolution 32-2019.

BUDGET IMPLICATIONS:

Total appropriations within the Fairview Urban Renewal Agency do not change.

URA BOARD ALTERNATIVES:

1. **Staff Recommendation:** Move to approve Resolution 10-2019, authorizing reimbursement by the Fairview Urban Renewal Agency to the City for SDC's waived under City Resolution 32-2019.
2. Decline to adopt Resolution 10-2019, declining to provide the City reimbursement for the SDC's waived under City Resolution 32-2019.



RESOLUTION
(10 - 2019)

**A RESOLUTION OF THE FAIRVIEW URBAN RENEWAL AGENCY BOARD
AUTHORIZING REIMBURSEMENT TO THE CITY FOR SYSTEM DEVELOPMENT
CHARGES WAIVED UNDER CITY RESOLUTION 32-2019**

WHEREAS, the Fairview City Council voted to approve Resolution 32-2019, which in part requests that the URA reimburse the City for waived utility SDC's on specified projects; and

WHEREAS, the Fairview Urban Renewal Agency Approved Budget includes \$820,000 for reimbursement to the City of waived SDC charges; and

WHEREAS, the Fairview Urban Renewal Agency Board wishes to reimburse the City for utility SDC charges waived by City Resolution 32-2019.

NOW, THEREFORE, BE IT RESOLVED BY THE FAIRVIEW URBAN RENEWAL AGENCY BOARD AS FOLLOWS:

Section 1 The Agency Board hereby authorizes reimbursement to the City of utility SDC fees waived by City resolution 32-2019.

Section 2 This resolution is and shall be effective from the date of its passage.

Resolution adopted by the Fairview Urban Renewal Agency Board, this 5th day of June, 2019.

Chair, Fairview Urban Renewal Board
Brian Cooper

ATTEST

City Recorder, City of Fairview
Devree Leymaster

Date