



URBAN RENEWAL DISTRICT AGENCY BOARD

May 28, 2013

Council Chambers • 777 SW Deschutes Avenue

BOARD MEMBERS

George Endicott
Chair

Tory Allman
Board Member

Joe Centanni
Board Member

Camden King
Board Member

Ginny McPherson
Board Member

Ed Onimus
Board Member

Jay Patrick
Board Member

MAY 28, 2013

MEETING AGENDA

**FOLLOWING P.M.
COUNCIL MEETING**

I. CALL TO ORDER / ESTABLISH A QUORUM

II. MINUTES

A. Minutes of April 30, 2013, Special Urban Renewal District Agency Board Meeting Exhibit 1

III. ACTION ITEMS

A. Adopting the Urban Renewal District Agency FY 2013/14 Budget Exhibit 2

- i. URD Res. #2013-01 – A resolution adopting the FY 2013/14 budget, establishing the tax increment authority and appropriating funds.
- ii. URD Res. #2013-02 – A resolution to collect 100% of the division of tax and \$0.00 of special levy revenue to the Downtown Urban Renewal fund and categorizing the tax increment for taxes as provided for in the FY 2013/14 adopted budget.

IV. OTHER BUSINESS

V. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 7:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 7:00 p.m., and Sunday at 1:00 p.m.

Anyone needing accommodation to participate in the meeting must notify Mike Viegas, ADA Coordinator, at least 48 hours in advance of the meeting at 541-504-3032, or through the Telecommunications Relay Service (TRS) which enables people who have difficulty hearing or speaking in the telephone to communicate to standard voice telephone users. If anyone needs Telecommunications Device for the Deaf (TDD) or Speech To Speech (STS) assistance, please use one of the following TRS numbers: 1-800-735-2900 (voice or text), 1-877-735-7525 (STS English) or 1-800-735-3896 (STS Spanish). The City does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

SPECIAL CITY OF REDMOND URBAN RENEWAL DISTRICT AGENCY BOARD MEETING WAS HELD APRIL 30, 2013, IN THE CITY COUNCIL CHAMBERS.

BOARD MEMBERS PRESENT: Tory Allman – Joe Centanni – George Endicott – Camden King – Ginny McPherson

BOARD MEMBERS EXCUSED: Ed Onimus – Jay Patrick

STAFF PRESENT: Interim City Manager Sharon Harris – City Attorney Steve Bryant – Airport Director Kim Dickie – Police Chief Dave Tarbet – Public Works Director Bill Duerden – City Engineer Mike Caccavano – City Recorder Kelly Morse – Community Development Director Heather Richards – CIS Administrator Sheri Cleveland – Long Range Planner James Lewis – Finance/Budget Manager Jason Neff

MEDIA PRESENT: None

Chair Endicott called the meeting to order at 7:42 a.m. and established a quorum.

MINUTES

A. Minutes of February 12, 2013, Special Urban Renewal District Agency Board Meeting (Exhibit 1)

Allman moved, seconded by Centanni, to approve the minutes of February 12, 2013, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-absent, Patrick-absent)

DISCUSSION

A. Bonding for Urban Renewal

Community Development Director Heather Richards presented for discussion possible financing options for urban renewal projects. Ms. Richards explained that the Urban Renewal Plan (Plan) requires an annual review of the Plan itself as well as the budget priorities. There has been interest in advancing projects such as the Pilot Butte Canal Trail, medical district development, and the Redmond Hotel prior to their planned schedule, however, the current financing approach has been “pay as you go”.

The Plan currently calls for the refinancing of existing bonds in 2013, bonding for the family recreation center in 2018, and bonding for circulation improvements and a parking garage in 2022 with all bonds expiring in 2031. The current discussion taking place centers around bonding now for the Professional Business/Medical District improvements, the Redmond Hotel, Ice Rink, and family recreation center, and bonding as planned in 2022 for circulation improvements and parking garage with all bonds expiring in 2031.

Bonding options with pros and cons include:

1. Public Offer – Tax Increment Financing
 - a. Hard to sell
 - b. High interest rate and coverage
 - c. Long term
2. Public Offer – Full Faith and Credit
 - a. Easy sell
 - b. Low interest rate and coverage
 - c. Long term
3. Bank Loan
 - a. Unsure if there is a market
 - b. Low interest rate and coverage
 - c. Short term (10-15 years)

Endicott opined that is it risky to “build it and they will come” versus “pay as you go.”

DRAFT

Ms. Richards answered questions from the Council regarding tax increment financing, bonding, and refinancing. The Board continued their discussion on acceleration of certain projects, delaying other projects and which projects get selected. The Board concurred that redevelopment of the Evergreen School site should remain a focus. Endicott read a statement from Patrick who stated he was not in favor of bonding or full faith and credit for Urban Renewal projects at this time and would prefer to “pay as you go”. Consensus of the Board present at the meeting was for staff to perform a financial analysis so impacts of bonding can be determined. It was noted that the “build it and they will come” philosophy may not be best suited for the professional business/medical district.

OTHER BUSINESS

There being no further business, the meeting was adjourned at 8:24 a.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the Board and SIGNED by the Chair this 28th day of May, 2013.

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder



**CITY OF REDMOND
URBAN RENEWAL AGENCY**

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STAFF REPORT

DATE: May 28, 2013
TO: Redmond Urban Renewal Board
THROUGH: Sharon Harris, Interim City Manager / Budget Officer
FROM: Jason Neff, Finance / Budget Manager
SUBJECT: FY 2013/14 Budget Adoption

Report in Brief:

Attached are the required resolutions to adopt and implement the City of Redmond's Urban Renewal Agency FY 2013/14 Budget.

Background:

In May of this year, the City of Redmond Urban Renewal Agency Budget Committee met, reviewed and approved the FY 2013/14 City of Redmond Urban Renewal Agency Budget as outlined in the appropriations resolution. Also attached is a resolution to collect the tax increment revenue for the Downtown Urban Renewal Agency.

No changes have occurred between the Budget Committee's approval of the budget and the attached resolutions.

Appropriations Resolution (URD Resolution #2013-01):

This resolution categorizes the expenditures for the FY 2013/14 for the Urban Renewal Agency.

Tax Increment Resolution (URD Resolution #2013-02):

Allows for the Collection of 100% of the Division of Tax Revenue for the Downtown Urban Renewal Agency and calls for no revenue from the District's Special Levy.

Fiscal Impact:

Authorizes Urban Renewal expenditures for FY 2013/14 totaling \$4,750,878.

Alternative Courses of Action:

1. Approve the two attached resolutions.
2. Amend the attached resolutions.

Recommendation/Suggested Motion:

Motion #1:

"I move to adopt URD Resolution #2013-01."

Motion #2:

"I move to adopt URD Resolution #2013-02."

**URBAN RENEWAL AGENCY RESOLUTION
URD RESOLUTION NO. 2013-01**

A RESOLUTION ADOPTING THE FY 2013/14 BUDGET, ESTABLISHING THE TAX INCREMENT AUTHORITY AND APPROPRIATING FUNDS.

NOW, THEREFORE, be it resolved by the Redmond Urban Renewal Agency Board as follows:

SECTION ONE: The Agency Board hereby adopts the FY 2013/14 budget as approved by the Budget Committee, in the total sum of \$4,750,878 now on file at City Hall.

SECTION TWO: The amounts for the fiscal year beginning July 1, 2013, and for the purposes shown below, are hereby appropriated as follows:

DOWNTOWN UR DEVELOPMENT FUND	
Materials & Services	\$ 653,155
Capital Outlay	\$ 2,007,723
TOTAL	\$ 2,660,878

DOWNTOWN UR DEBT SERVICE FUND	
Materials & Services	\$ 500
Debt Service	\$ 1,248,622
Transfers	\$ 840,878
TOTAL	\$ 2,090,000

ADOPTED by the Agency Board and **SIGNED** by the Chair this 28th day of May, 2013.

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder

**URBAN RENEWAL AGENCY RESOLUTION
URD RESOLUTION NO. 2013-02**

A RESOLUTION TO COLLECT 100% OF THE DIVISION OF TAX AND \$0.00 OF SPECIAL LEVY REVENUE FOR THE DOWNTOWN URBAN RENEWAL FUND AND CATEGORIZING THE TAX INCREMENT FOR TAXES AS PROVIDED FOR IN THE FY 2013/14 ADOPTED BUDGET.

NOW, THEREFORE, be it resolved by the Redmond Urban Renewal Agency Board of the City of Redmond as follows:

SECTION ONE: Redmond Urban Renewal Agency Board hereby elects to collect 100% of the Division of Tax revenue and \$0.00 of the Special Levy taxes for the Downtown Urban Renewal Area adopted FY 2013/14 budget.

The following allocation and categorization, subject to the limits of Section 11b, Article XI of the Oregon Constitution, make up the amount to be collected:

	Urban Renewal <i>(Subject to Measure 5 Limits)</i>
Division of Tax:	100%
Special Levy	\$0.00

ADOPTED by the Board and **SIGNED** by the Chair this 28th day of May, 2013.

George Endicott, Chair

ATTEST:

Kelly Morse, City Recorder