

**CANBY URBAN RENEWAL AGENCY  
SPECIAL MEETING MINUTES  
February 17, 2016**

**PRESIDING:** Chair Tim Dale.

**COMMISSIONERS PRESENT:** Todd Rocha, Greg Parker, Traci Hensley, Brian Hodson, Tracie Heidt and Clint Coleman.

**STAFF PRESENT:** Rick Robinson, Urban Renewal Director; Renate Mengelberg, Economic Development Director; Haley Fish, Finance Director; Joseph Lindsay, City Attorney; Irene Green, Library Director; and Kim Scheafer, City Recorder.

**OTHERS PRESENT:** Bob Cornelius, John Southgate, and Daniel Pearson.

**CALL TO ORDER:** Chair Dale called the Special Meeting to order at 8:35 p.m. in the City Council Chambers.

**CONSENT AGENDA:** **\*\*Commissioner Hodson moved to adopt the minutes of the October 7, 2015 Urban Renewal Agency Special Meeting and November 18, 2015 Urban Renewal Agency Work Session. Motion was seconded by Commissioner Hensley and passed 7-0.**

**CITIZEN INPUT:** None.

**NEW BUSINESS:** Canby Urban Renewal District Annual Report – Rick Robinson, Urban Renewal Director, said the Urban Renewal Agency had the responsibility to file an annual report which summarized the activities of the previous year and the activities that had occurred over the life of the District. The Urban Renewal District had been extraordinarily successful. The assessed value had grown from \$100 million to \$220 million due to development. A five year financial analysis was done which showed the probability of success for future economic development projects and programs. They had made a commitment to the Canby Fire District for funding for the next five years.

Renate Mengelberg, Economic Development Director, reviewed the Annual Report and the progress that had been made on several projects including the Quiet Zone, Fire District improvements, and Library/Civic building. She then discussed major accomplishments of the District.

Haley Fish, Finance Director, explained the list of remaining projects and how they were prioritized. The maximum indebtedness for the District was \$51 million and they still had \$12 million left for the potential projects. No additional long term debt had been issued. With the current payment structures of the debt, it would be paid off in 2036 and the earliest it could be paid off was 2022. The projections showed pay-off to be in 2027 or 2028. She explained the impact on other taxing districts. There was an added \$120 million of assessed value to the District since its inception.

Commissioner Hodson said the art that had been put downtown was a crucial piece to

downtown and thought the funding for the Fire Department was important. He asked about the status of the development at Elm Street and 1<sup>st</sup> Avenue and Industrial Park.

Ms. Mengelberg had reached out to the developer but had not heard back regarding the Elm Street project. She discussed potential businesses for the Industrial Park.

Commission Parker said six years ago when they would be asked about the Urban Renewal District they had no report. This was excellent staff work. He clarified if they went up to the full indebtedness, it would not change the pay off date.

Chair Dale asked about reverse façade improvement loans for properties that had back entrances. Mr. Robinson said there were façade improvement funds available and it would be a good discussion to have.

**ACTION REVIEW:**

1. Approved the Consent Agenda.

**EXECUTIVE SESSION:**

**\*\*Commissioner Hodson moved to go into Executive Session pursuant to ORS 192.660(2)(e) Real Property. Motion was seconded by Commissioner Hensley and passed 7-0.**

Chair Dale read the Executive Session announcement and recessed the Special Meeting at 9:04 p.m.

Chair Dale reconvened the Special Meeting at 10:10 p.m. and immediately adjourned.

Kimberly Scheafer, MMC  
City Recorder

Tim Dale  
Chair