



## **AGENDA and Notice of Meeting with Urban Renewal Agency**

The City of Newport Urban Renewal Agency and the Urban Renewal Advisory Committee joint meeting will be held on Monday, November 16, 2015, at 5:45 P.M. The meeting will be held in City Council Chambers of the Newport City Hall, located at 169 S.W. Coast Highway, Newport, Oregon 97365. A copy of the agenda follows.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Peggy Hawker, City Recorder 541.574.0613.

The City Council reserves the right to add or delete items as needed, change the order of the agenda, and discuss any other business deemed necessary at the time of the work session and/or meeting.

### **URBAN RENEWAL AGENCY MEETING Monday, November 16, 2015 - 5:45 P.M. City Council Chambers**

#### **I. Call to Order and Roll Call**

#### **II. Public Comment**

*This is an opportunity for members of the audience to bring to the Council's attention any item not listed on the Agenda. Comments will be limited to three (3) minutes per person with a maximum of 15 minutes for all items. Speakers may not yield their time to others.*

#### **III. Consent Calendar**

*The consent calendar consists of items of a repeating or routine nature considered under a single action. Any Councilor may have an item on the consent agenda removed and considered separately on request.*

- A. Approval of the Urban Renewal Agency Minutes from September 8, 2015 (Hawker)

#### **IV. Executive Director Report**

*All matters requiring approval of the Urban Renewal Agency originating from the city manager and departments will be included in this section. This section will also include any status reports for the Urban Renewal Agency information.*

- A. Consideration and Possible Adoption of Resolution No. 3728 - Supplemental Budget Making Appropriation/Total Requirement Changes for the Fiscal Year 2015-2016

#### **VI. Adjournment**



September 8, 2015  
5:20 P.M.  
Newport, Oregon

The Urban Renewal Agency and the Urban Renewal Advisory Committee of the City of Newport met on the above date in the Council Chambers of the Newport City Hall. On roll call, Allen, Engler, Busby, Saelens, Swanson, Sawyer, and Roumagoux were present from the Urban Renewal Agency.

Staff present was City Manager Nebel, City Recorder Hawker, City Attorney Rich, and Community Development Director Tokos.

Also in attendance was Elaine Howard, urban renewal consultant.

### CONSENT CALENDAR

The consent calendar consisted of the following item:

A. Approval of the minutes of the August 17, 2015 meeting.

MOTION was made by Busby, seconded by Engler, to approve the consent calendar as presented. The motion carried unanimously in a voice vote.

### EXECUTIVE DIRECTOR REPORT

**Presentation of Northside and McLean Point Urban Renewal Plans.** Nebel reported that the City Council has authorized the development of Northside and McLean Point Urban Renewal Plans for the City of Newport. He stated that Council appointed an advisory committee that included representatives from the affected taxing districts and other key community stakeholders. He noted that the advisory committee met six times between June and September to assist the city and its consultant in preparing the Urban Renewal Plans. He added that as part of that effort, the committee held two public meetings to gather ideas, comments, and concerns regarding the plan. He stated that the packet contains a summary of the feedback received from the July 27, 2015 public meeting, and the August 31, 2015 town hall meeting. He noted that Council President Busby was the official City Council representative on the Urban Renewal Advisory Committee.

Nebel reported that the committee reviewed these comments, suggested certain modifications, and approved both the Northside and the McLean Point Urban Renewal Plans. He stated that both plans are now forwarded to the Urban Renewal Agency for review. He noted that the plans will be forwarded by the Agency to the Planning Commission for a review for consistency with the Comprehensive Plan, and then to the City Council, which is the decision-making body that has the authority to adopt the plans. He added that the Urban Renewal Agency can take public testimony and have deliberations on the plans.

Nebel reported that the McLean Point Urban Renewal Plan will provide up to \$2 million dollars in bonding and will generate a projected a tax increment of \$3.2 million

dollars over the sixteen year life of the plan. He stated that the Northside Urban Renewal Plan will allow for \$40 million dollars of bonded debt, and is projected to capture \$67 million dollars in tax increment financing over a 25-year period. He noted that these funds will be available for various improvements in each of the districts to increase the long-term tax base for the city and other taxing entities.

Nebel reported that Elaine Howard, the city's urban renewal consultant was in attendance this evening.

Nebel reported that urban renewal is an important tool, and noted that former City Attorney, Chris Minor, had stated that urban renewal is what has given Newport its flavor in the past. He reviewed a list of facilities and infrastructure projects made possible using urban renewal funding. He noted that urban renewal is still an important tool to continue going forward with. He stated that the city has involved the other taxing entities from the beginning of the process, including many representatives from the taxing entities as members of the Advisory Committee. He noted that there was a lot of input by the various taxing entities, and he added that he appreciates this input. He stated that, as a result, there is a plan that includes areas and types of projects that could be funded through the districts.

Nebel reported that it is important to remember that urban renewal districts do not create a new tax burden. He stated that the districts redirect revenue, but do not change individual property tax burdens. He reiterated that creating new urban renewal districts will not change individual tax bills, but will simply redirect funding to the urban renewal district to fund projects. He added that the Northside plan is a 25-year plan, and that it will take a number of years before sufficient taxes have been captured to fund any projects. He noted that the first actions, in both proposed districts, will be to develop refinement plans.

Allen suggested that audience members hear Howard and Tokos prior to commenting.

Tokos stated that his, and Howard's, role at this meeting is largely to respond to questions from Agency members. He noted that all Agency members had seen the full presentation at the recent Town Hall meeting. He reiterated what Nebel had said regarding the engagement of the taxing entities throughout the process. He stated that these are long-term plans, and that the Northside plan is a 25-year plan, and the McLean Point plan is a 20-year plan although it could be concluded in 16 years. He noted that the refinement plans will help define the types of improvements that need to happen. He added that the Agate Beach refinement plan will likely occur in the next 12 months, and that the Commercial Core refinement plan will likely take two or three years and involve the state. He noted that urban renewal plans are living documents, and will be revised and updated on an ongoing basis. He stated that administrative processes will be built in to ensure stakeholder group involvement. He added that there will be ample public outreach before any changes are adopted.

Howard stated that she was extremely impressed with the level of public involvement in Newport. She added that, other than McMinnville, Newport has had the most input at open houses that she has seen.

Swanson asked whether there was a way to add a project. She suggested the inclusion of fiber-optics in the plans. It was noted that this suggestion had been made at the last Advisory Committee meeting. Howard noted that she believed that it had been included in the plan, but may have been missed in a revision. Allen stated that

this would then not be an addition but a clarification. He suggested that once the revision is made that it be forwarded to the Urban Renewal Advisory Committee.

Engler asked whether moving the National Guard Armory to the airport could be considered as one of the redevelopment projects. Howard noted that the plan provides authorization but does not identify specific sites. Engler asked when it would be appropriate to contact the National Guard about this possibility. Tokos noted that the National Guard could be contacted at any time, and the Agency could discuss and prioritize a project of this nature after completion of the refinement plan. Howard noted that the actual projects could be further delineated with additional stakeholder input.

A discussion ensued regarding the suggested couplet for Highway 101 and how that project came up and fits into the overall plan. Howard noted that staff, in an effort to be transparent, included documents addressing transportation planning needs in that corridor, of which one solution is a couplet. She stated that no one has said that this is the solution for the area, but simply a potential solution that has been talked about. Howard added that there will be two refinement plans - one for Agate Beach, and one for the Commercial Core which will be done with ODOT. She noted that ODOT will identify problems and potential solutions, and that the community will have an opportunity to weigh in on the solutions. She stated that the couplet may be identified as the preferred solution, but it is possible that another solution will be identified. She added that the Commercial Core refinement plan will occur in two or three years.

Ellen Bristow stated that some small business owners do not believe there are represented by the Greater Newport Chamber of Commerce. She reported that she has spoken to a few people who were unaware that taxing entities have no vote on whether to create an urban renewal district. She suggested removing the comment, contained in the packet from the August 31 Open House containing 35 signatures of hospital staff related to opposition to the potential couplet. She asked why the City Council assumed the duties of the Urban Renewal Agency, and whether the Agency's ability to act as an adjudicator has been compromised, and whether this status will continue into the future.

Tonya Sauer withdrew her request to comment, but noted that she would address future projects at another time.

Allen paraphrased letter from Walter Chuck, representing the Port of Newport Port Commission, and supporting the proposed McLean Point district.

Allen addressed Bristow's question regarding the City Council acting as the Urban Renewal Agency. He noted that he had proposed the creation of an advisory committee to create checks and balances, and to provide additional input into the process. He stated that he wanted the advisory committee to help in Council in moving forward with projects. He added that the Planning Commission will be the ongoing advisory committee to the Agency, and suggested integrating the Planning Commission Advisory Committee into the process.

A discussion ensued regarding the advisory committee for McLean Point. It was noted that advisory committee members would include the Port of Newport and the Hall family. Allen suggested that this advisory committee have at least one at-large citizen member as there may be a bias with the property owner benefitting from the process.

Howard reported that the hospital comment occurred as there was a sign in the hospital break room asking people to sign if they were opposed to a potential couplet. She stated that the comment could be stricken from the record, but that the hospital had believed it important since they had a large number of employees opposed to the potential couplet. Allen suggested that text be added to clarify the context.

Nebel reported that his history with the city is not too long, and that he did not know what issues surrounded the elimination of the separate URA. He noted that, from a practical standpoint, the City Council, acting as the Urban Renewal Agency, has been able to deal with issues in an efficient manner. He added that the idea of using these groups as advisory committees is part of the process to ensure that more than just the Council is involved in the decision-making process. Tokos reported that at the time the Council took on the Agency responsibilities, the Northside District was winding down and had no projects, and that the South Beach District projects were clearly defined. He added that, in putting together new plans, advisory committee input is very important.

MOTION was made by Sawyer, seconded by Roumagoux, to forward the Newport Northside Urban Renewal Plan and Report to the Newport Planning Commission for review of the Plan for conformance with the Newport Comprehensive Plan and to the Newport City Council for its consideration. The motion carried unanimously in a voice vote.

MOTION was made by Sawyer, seconded by Roumagoux, to forward the McLean Point Urban Renewal Plan and Report to the Newport Planning Commission for review of the Plan for conformance with the Newport Comprehensive Plan and to the Newport City Council for their consideration. The motion carried unanimously in a voice vote.

#### **ADJOURNMENT**

Having no further business, the meeting adjourned at 6:00 P.M.

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Margaret M. Hawker, City Recorder

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David N. Allen, Chair



**Agenda Item:**

**Consideration and Possible Adoption of Resolution No. 3728 - Supplemental Budget Making Appropriation/Total Requirement Changes for the Fiscal Year 2015-2016**

**Background:**

Earlier this year the City Council transferred funds from the contingency that was established for pay adjustments in all the city operating funds. This same adjustment needs to be done within the Urban Renewal Agency. This will reduce the contingency for future commitments by \$542 and place \$542 in the Urban Renewal Wage and Benefits line item.

**Recommended Action:**

I recommend that the Urban Renewal Agency consider the following motion:

I move adoption of Resolution No. 3728 with Attachment "A", a resolution adopting a supplemental budget for fiscal year 2015-2016 and making appropriations increase and changes for the current fiscal year.

**Fiscal Effects:**

No additional appropriation increase author is required. The amendment will shift funds from contingency for future commitments to wages and benefits in the amount of \$542.

**Alternatives:**

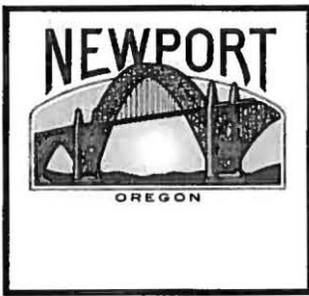
None recommended.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "S. Nebel".

Spencer R. Nebel  
Executive Director of the Urban Renewal Agency





Agenda Item # IV.A  
Meeting Date November 2, 2015

**NEWPORT URBAN RENEWAL  
AGENCY AGENDA ITEM SUMMARY**  
City Of Newport, Oregon

Issue/Agenda Title: A resolution transferring appropriations for the 2015-16 Fiscal Year Newport Urban Renewal Agency Budget.

Prepared By: Murzynsky Dept Head Approval: Murzynsky City Mgr Approval:

Issue before the Council: The purpose of this resolution is to adopt a supplemental budget to make contingency appropriation increases to cover the projected 2% Cost of Living Adjustment that affect Newport Urban Renewal Agency Operations budget.

This supplemental budget does not require a public hearing as noted below.

Staff Recommendation: Staff recommends the adoption of the supplemental budget and making appropriation and transfer of funds changes in the funds as detailed on Attachment "A" to Resolution No. 3728.

Proposed Motion: I move to adopt Resolution No. 3728 with Attachment "A", a resolution adopting a supplemental budget for fiscal year 2015-16 and making appropriation increases and changes for fiscal year 2015-16.

Key Facts Summary: ORS 294.471 authorizes a supplemental budget without a public hearing when the estimated expenditures differ by 10 percent or less from the expenditures from the most recent amended budget prior to the supplemental budget. Therefore, fund budgets may be changed by supplemental budget without a public hearing that are within that threshold. Fund budgets requiring an increase in appropriations supported by additional revenues and/or fund budgets requiring a decrease in appropriations due to insufficient resources may be included, accordingly.

Fiscal Notes:

The individual fund ending balances are noted on Attachment A.

Attachments:

Resolution 3728  
Attachment A

**CITY OF NEWPORT, OREGON**

**ATTACHMENT "A" - RESOLUTION NO. 3728 ADOPTING A SUPPLEMENTAL BUDGET,  
MAKING APPROPRIATION AND CHANGES FOR FISCAL YEAR 2015-16**

<b>South Beach Urban Renewal Agency</b>			
<b>Resource</b>	<b>Amount</b>	<b>Expenditure</b>	<b>Amount</b>
		Urban Renewal - wages & benefits	542
		Contingency for future commitments	-542
<b>Revised Total Resources</b>	<b>1,205,110</b>	<b>Revised Total Requirements</b>	<b>1,205,110</b>

Comments: Allocate Contingency for future commitments to wages and benefits which will cover the 2% COLA for non-union personnel.

**NEWPORT URBAN RENEWAL AGENCY**

**RESOLUTION NO. 3728**

**A RESOLUTION TRANSFERRING APPROPRIATIONS FOR THE 2015-16 FISCAL YEAR  
NEWPORT URBAN RENEWAL AGENCY BUDGET**

**WHEREAS**, the Newport Urban Renewal Agency 2015-16 budget requires changes; and

**WHEREAS**, under the provisions of Oregon Local Budget Law, fund accounts are required to reflect sufficient authorized appropriations consistent with available resources; and

**WHEREAS**, ORS 294.471 authorizes a supplemental budget without public hearing when the estimated expenditures differ by 10 percent or less from the most recent amended budget prior to the supplemental budget, the governing body may adopt the supplemental budget at a regular meeting, and

**WHEREAS**, the Newport Urban Renewal Agency Operations budgets requires additional spending authority from the Contingency for Future Commitments to cover the 2% Cost of Living Adjustment (COLA), see attachment A. No additional appropriation increase authority is required other than the transfer authority change; and

**THE CITY OF NEWPORT RESOLVES AS FOLLOWS:**

- 1) That this supplemental budget is hereby adopted with no increase in the overall appropriations for the Newport Urban Renewal Agency Operations, overall appropriation balances are noted on Attachment A.

This resolution will become effective immediately upon passage.

Adopted by the Newport City Council on November 2, 2015.

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Sandra N. Roumagoux, Mayor

Attest:

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Margaret M. Hawker, City Recorder