

March 2, 2015  
5:45 P.M.  
Newport, Oregon

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

Staff present was Acting City Manager Smith, City Recorder Hawker, City Attorney Rich, Community Development Director Tokos, Finance Director Murzynsky, Public Works Director Gross, and Police Chief Miranda.

### CONSENT CALENDAR

The consent calendar consisted of the following item:

A. Approval of the minutes of the January 20, 2015 Urban Renewal Agency meeting.

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

### EXECUTIVE DIRECTOR'S REPORT

**Consideration and Possible Adoption of Resolution No. 3705 - Authorizing the Issuance and Sale of \$5,475,000 Urban Renewal Borrowings.** Smith reported that in May 2007, the Urban Renewal Agency executed a master bond declaration for the South Beach Urban Growth Area. He stated that the South Beach Urban Growth Area has a maximum indebtedness of \$38,750,000, and that to date, \$18,201,000 of indebtedness has been incurred. He stated that the work that will be completed using this financing includes: SW Abalone Street improvements; SW 30<sup>th</sup> Street improvements; 27<sup>th</sup> and Brant Streets improvements; and SE Ferry Slip Road improvements. He added that these funds will be utilized for the purchase of the NE corner of the future 35<sup>th</sup> Street and Highway 101 intersection. He stated that all projects utilizing this funding need to be part of the Urban Renewal Plan for the South Beach Urban Growth Area. He added that Resolution No. 3705 authorizes the borrowing of up to \$5,475,000 with the proceeds being used to finance projects that are included in the plan area. He stated that the resolution authorizes the Executive Director to take appropriate action as outlined in the resolution. Smith reported that the resolution has been reviewed by various staff members, including Rich, and bond counsel.

Smith reported that after this debt is incurred, the Agency will have sufficient funds to complete Phase III of the work which is estimated to require \$7,360,000. He stated that this will keep the District within its maximum indebtedness of \$38,750,000 through the closure of the District.

Tokos reported that this is a programmed Phase II borrow, and important to the acquisition of the property. It was noted that the funds need to be in the bank at the end

of March, and are necessary to move forward with construction. Murzynsky reported that six bids were received on the financing of this borrow, with Columbia Bank submitting a bid with a 2.83 percent interest rate.

Allen recommended that references, in the resolution, to City Manager, be changed to Executive Director, and that in Section 4., Delegation, the second line be changed to read "the Urban Renewal Agency" rather than "its Board of Directors."

MOTION was made by Engler, seconded by Roumagoux, to adopt Resolution No. 3705, with Allen's recommended changes subject to the approval of bond counsel, which authorizes the borrowing of \$5,475,000 to finance projects as described in the Urban Renewal Plan for the area, including the purchase of land and authorizes the Executive Director to act as the Agency Official under the terms of this resolution. Allen noted that he had voted against the purchase of the property, but since this borrow covers other projects, he planned to vote in favor of the resolution. The motion carried unanimously in a voice vote.

### ADJOURNMENT

Having no further business, the meeting adjourned at 5:55 P.M.

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Margaret M. Hawker, City Recorder

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David N. Allen, Chair