



**Board of Directors**

- Brian Dalton
- Jim Fairchild
- Beth Jones
- Jackie Lawson
- Mark McDonald
- Kevin Marshall
- Wes Scroggin
- David Voves
- LaVonne Wilson
- Ken Woods, Jr.

**Staff**

- City Manager  
Jerry Wyatt
- Asst. City Manager  
Kim Marr
- City Attorney  
Lane Shetterly
- Community Development  
Director  
Jason Locke
- Finance Director  
Cecilia Ward
- City Recorder  
Emily Gagner

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# Dallas Urban Renewal Agency Board of Directors Agenda

Tuesday, February 22, 2011, 7:00 p.m. (following the City Council meeting)  
 Brian Dalton, Presiding  
 Dallas City Hall  
 187 SE Court Street  
 Dallas, Oregon 97338

*All persons addressing the Board of Directors will please use the table at the front of the Board. All testimony is electronically recorded. If you wish to speak on any agenda item, please sign in on the provided card.*

<u>ITEM</u>	<u>RECOMMENDED ACTION</u>
1. Roll Call	
2. Review and approval of minutes of November 15, 2010 meeting	Approval
3. Appointment of members to the Urban Renewal District Advisory Committee.	Motion
4. Update on Urban Renewal Projects	Motion
5. OTHER BUSINESS	
6. ADJOURNMENT	

DALLAS DEVELOPMENT COMMISSION URBAN RENEWAL AGENCY  
Monday, November 15, 2010  
Council Chambers

The Dallas Development Commission Urban Renewal Agency Board of Directors met in regular session on Monday, November 15, 2010, at 7:36 p.m. in the Council Chambers of City Hall with Jim Fairchild presiding.

**ROLL CALL**

Members present: Brian Dalton, Warren Lamb, Jackie Lawson, Kevin Marshall, Wes Scroggin, David Shein, LaVonne Wilson, and Ken Woods, Jr. Excused: David Voves.

Also present: City Manager Jerry Wyatt, City Attorney Lane Shetterly, Community Development Director Jason Locke, Police Chief John Teague, Finance Director Cecilia Ward, Assistant City Manager Kim Marr, and Recording Secretary Emily Gagner.

**REVIEW AND APPROVAL OF MINUTES OF JUNE 21, 2010 MEETING**

The minutes were approved as presented.

**DISCUSSION REGARDING URBAN RENEWAL DISTRICT LOAN**

In response to the questions asked at the Council meeting, Mr. Wyatt stated the City did not have any contracts with any real estate brokers or land developers. He added any questions about the Urban Renewal Plan could be discussed with staff during office hours. Mr. Wyatt indicated the topic under discussion was strictly the possible Urban Renewal District loan.

Mr. Locke reported that the previous spring, he provided a brief update to the agency about the status of urban renewal projects and what would be necessary going forward to make the Urban Renewal District work. He stated up to this point, the district had allocated a small amount of revenue from the tax increment of only \$65 to \$80 thousand per year and taken a spend-as-we-go approach. Mr. Locke indicated that was inverse to the concept of an urban renewal district; they are designed to either have a revenue bond or other mechanism to spend money and make improvements up front. He commented that the idea of an urban renewal district is to create an environment that spurs private development, which adds to the assessed values. That differential of tax increment would then pay the debt service on the bond or loan. Mr. Locke stated in discussions with the Urban Renewal Agency Advisory Committee, there are certain programs and projects they would like to be able to invest in now that would cost more than \$75 thousand. He advised at the end of the term of the Urban Renewal District, all the property from the district would come back on the tax rolls at a higher value and that is where the City would see a return on the investment. Mr. Locke indicated the agency would be sure there wasn't an issue of the debt service exceeding revenues for any project.

Mr. Locke explained the Urban Renewal Plan didn't say anything about permit streamlining, but that was already addressed in the Development Code. He added the new Development Code removed barriers to various uses of commercial buildings, noting allowing residential use above commercial space is now an outright permitted use. He stated the agency wants to spur development to infill and redevelop the district because the downtown is a hub and is important to the City.

Ms. Lawson declared an actual conflict of interest due to the fact that the topic under discussion might provide an economic benefit to her business.

1 Mr. Fairchild clarified the request was to allow the administration to discuss a line of credit with  
2 financial institutions and the Board would then need to decide if they wanted to go forward. He  
3 added the Urban Renewal Board of Directors would have the opportunity to approve any projects  
4 that would utilize any of the funding.

5 It was moved by Mr. Dalton and seconded by Mr. Shein to authorize staff to negotiate a line of  
6 credit in the maximum amount of \$1 million to be paid back with Urban Renewal tax increment  
7 revenue and bring back the proposal and terms for Agency approval. The motion carried un-  
8 animously with Brian Dalton, Warren Lamb, Kevin Marshall, Wes Scroggin, David Shein, La-  
9 Vonne Wilson, and Ken Woods, Jr. voting yes. Jackie Lawson did not participate in the vote  
10 because of her declared actual conflict of interest.

11 **OTHER BUSINESS**

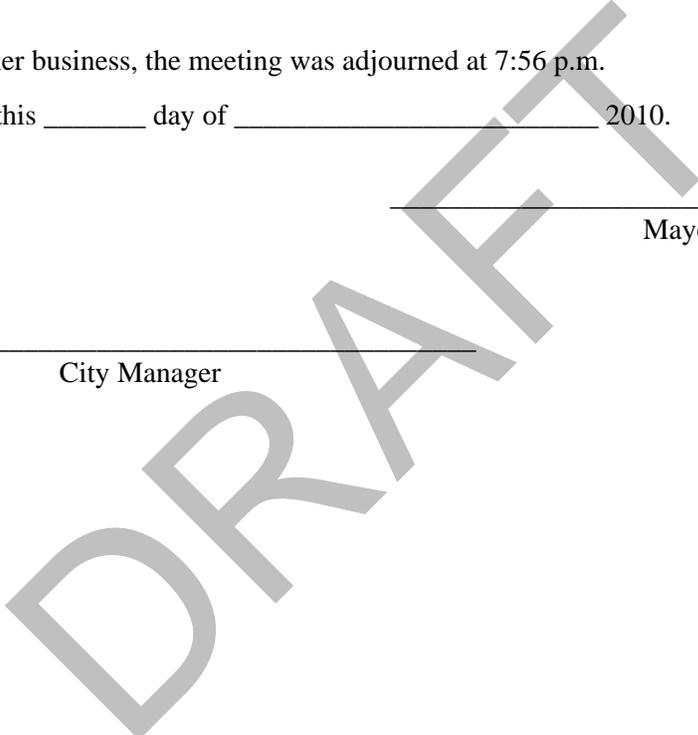
12 **ADJOURNMENT**

13 There being no further business, the meeting was adjourned at 7:56 p.m.

14 Read and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2010.

15 \_\_\_\_\_  
16 Mayor

17 ATTEST:  
18 \_\_\_\_\_  
19 City Manager



# DALLAS URBAN RENEWAL AGENCY REPORT

**TO: DALLAS URBAN RENEWAL AGENCY BOARD OF DIRECTORS**

<i>City of Dallas</i>	<b>Agenda Item No.</b> 3	<b>Topic:</b> Appointment of members Urban Renewal Advisory Committee
<b>Prepared By:</b> Emily Gagner	<b>Meeting Date:</b> February 22, 2011	<b>Attachments:</b> Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Approved By:</b> Jerry Wyatt		

RECOMMENDED MOTION:

Motion to appoint members to the Urban Renewal Advisory Committee as listed below.

BACKGROUND:

There were several vacancies created on the Urban Renewal Advisory Committee following elections in November. The following is a list of appointments to make to that committee:

Replace Ron Dodge with Craig Pope  
Replace Brian Dalton with LaVonne Wilson  
Replace Ken Woods, Jr. with Jim Fairchild  
Replace Sue Rohde with Rich Rohde  
Replace Penny Cox with David Shein  
Add Joe Koubek and Richard Long

FISCAL IMPACT:

None

ATTACHMENTS:

None

# DALLAS URBAN RENEAL AGENCY REPORT

**TO: DALLAS URBAN RENEAL AGENCY BOARD OF DIRECTORS**

<i>City of Dallas</i>	<b>Agenda Item No.</b> <b>4</b>	<b>Topic:</b> UR Project update
<b>Prepared By:</b> Jason Locke, Community Development Director	<b>Meeting Date:</b> February 22, 2011	<b>Attachments:</b> Yes <input checked="" type="checkbox"/> No
<b>Approved By:</b> Jerry Wyatt		

**RECOMMENDED ACTION:** Approve the Urban Renewal projects as proposed by the Urban Renewal District Advisory Committee, subject to available funding.

**BACKGROUND:** The Urban Renewal District Advisory Committee has reviewed projects to complete this fiscal year, and have made the following recommendations:

- 1) 1/2 block upgrade: South side of Court Street between Main and the alley (See attached plan) Cost: \$25-35,000
- 2) Purchase additional street furniture: \$10,000
- 3) Repaint light poles: \$5,000
- 4) Banner Pole on Main and Academy: \$10,000

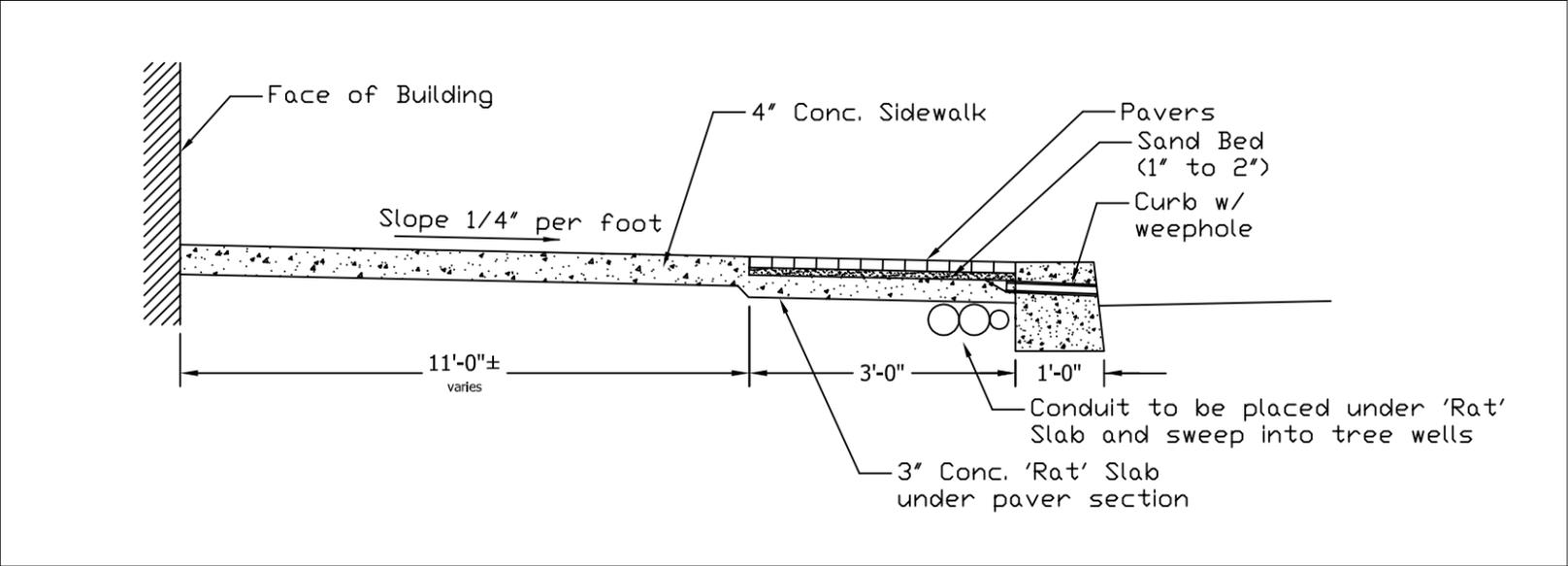
These projects would be completed within the actual amount of revenue received by the District allocated for Projects.

**FISCAL IMPACT:** Approximately \$50,000 to complete all of the projects.

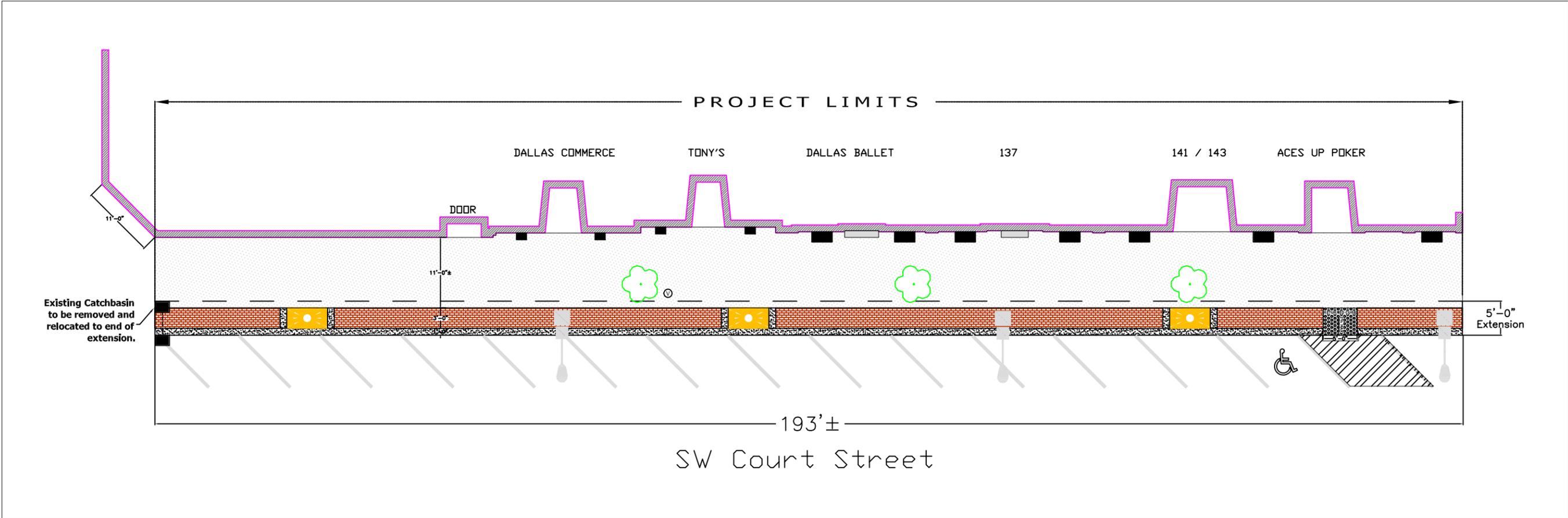
**ATTACHMENTS:**

- 1) Court Street Design

**DRAFT**



Detail



Plan View  
Scale: NONE



***Downtown Urban Renewal Project***  
***Court St, Phase I - Sidewalk Reconstruction and Expansion***  
**CITY of DALLAS DEPT. of PUBLIC WORKS**

DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
REVISED:	
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