



## AGENDA

### South Dallas Urban Renewal District Advisory Committee

Thursday, May 23, 2024

Thursday, May 23, 2024 12:00 pm – 12:45 p.m.

Dallas City Hall

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**Members:** Rita Grady, Peter Cairns, Bob Tucker, Craig Pope, Erik Andersson, Brian Dalton, Jim Bauer

**Staff Contact:** Charlie Mitchell

Chair Rita Grady, Presiding

1. Approval of Minutes
  - a. March 28, 2024
  - b. April 25, 2024 Work Session
2. Staff Reports
  - a. Ash Creek Study Presentation – Tom Gilson
  - b. Budget & Tax Revenue Report
3. Other Business
4. Commission Chair discussion
5. Member Comments
6. Adjourn

**Upcoming 2024 SDURDAC Meetings (TBD)**

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July 25<sup>th</sup>

September 26<sup>th</sup>

November 21<sup>st</sup>



## South Dallas Urban Renewal District Advisory Committee

Engineering Conference Room

187 SE Court Street, Dallas, OR

March 28, 2024 immediately following Economic Development Commission Meeting

1 **ROLL CALL**

2 Members Present: Peter Cairns, Bob Tucker, Craig Pope, Brian Dalton, Erik Andersson, and Jim Bauer

3 Members Not Present: Rita Grady

4 Staff present: Economic Development Specialist, Tyler Ferrari; and Recording Secretary, Benjamin Curry

5

6 **MINUTES**

7 Mr. Cairns, presiding, opened the meeting at 1:11 p.m. and presented the minutes dated January 25, 2024.

8 Mr. Dalton motioned to approve the minutes as written. Mr. Pope seconded the motion. The minutes were  
9 approved unanimously as written.

10

11 **STAFF REPORTS**

12 Mr. Ferrari presented the budget and tax revenue report for the district noting that the total is favorable  
13 compared to initial estimates.

14

15 **URBAN RENEWAL PLAN WALKTHROUGH**

16 Mr. Ferrari provided a walkthrough of the South Dallas Urban Renewal Plan and facilitated a Q/A. He  
17 recommended that a deeper dive would be appropriate for a future meeting. Mr. Andersson requested  
18 additional information on the City's current SDC fee deferment rubric.

19

20 **INITIAL PROPERTY OWNER OUTREACH**

21 Mr. Ferrari presented a letter and a list of select businesses within the South URA. The committee discussed an  
22 outreach plan for connecting with the property owners.

23

24 **SDURDAC CHAIR COMMENTS**

25 Mr. Dalton advised a strategy and vision setting meeting at a future date. Mr. Tucker noted that priority #3 of  
26 the Economic Development Commission was the establishment of the South Dallas Urban Renewal District  
27 Advisory Committee which has since been completed. Mr. Ferrari recommended distributing an Objectives &  
28 Priorities survey to the members to help focus the time and effort of the committee to be discussed at a future  
29 work session.

30

31 Mr. Cairns made a motion to call for a special work session of the SDURDAC in one month. Mr. Bauer seconded  
32 the motion. The motion passed unanimously.

33

34 **SDURDAC MEMBER COMMENTS; ROUND TABLE DISCUSSION**

35 Mr. Ferrari provided a brief presentation summarizing the National Community Survey that was conducted.

36

37 **ADJOURNMENT**

38 Mr. Dalton adjourned the meeting at 1:43 PM.

39 Next meeting April 25, 2024



## South Dallas Urban Renewal District Advisory Committee – Work Session

Engineering Conference Room  
187 SE Court Street, Dallas, OR  
April 25, 2024

1 **ROLL CALL**

2 Members Present: Rita Grady, Peter Cairns, Bob Tucker, Craig Pope, and Brian Dalton

3 Members Not Present: Erik Andersson and Jim Bauer

4 Staff present: Economic and Community Development Director, Charlie Mitchell; Economic Development  
5 Specialist, Tyler Ferrari; and Recording Secretary, Benjamin Curry

6  
7 Ms. Grady presiding, called the meeting to order at 12:00 p.m.

8  
9 **PRIORITIES AND OBJECTIVES DISCUSSION**

10 Mr. Ferrari facilitated a discussion of South Dallas Urban Renewal District priority survey that was distributed to  
11 the commission.

12  
13 The commission noted that the large number of smaller priorities may not be serving the interests of the  
14 district and does not take into account available funding, or the dependency of one priority over another.  
15 Mr. Cairns shared an update on the status of the Ash Creek relocation project, the study provided by Jacobs  
16 Engineering and discussions with Business Oregon. He suggested having a member of the consulting team or  
17 staff provide a presentation on the Ash Creek Study at a future meeting along with larger detailed maps of the  
18 site. Mr. Cairns also reported on the conversations to date with Genesee Wyoming, the commission discussed  
19 the costs and “chicken and egg problem” of either investing in making the railroad economically viable versus  
20 eliminating it. Mr. Pope shared history and a political perspective on the rail investment and redevelopment  
21 initiative in Millersburg as well as its economic outcomes.

22  
23 After discussion, there was broad consensus on simplifying the 15 priorities into 3 general categories including  
24 Ash Creek, Access (including utilities), and Business incentives which would encompass the railroad  
25 considerations and SDC deferment programs.

26  
27 **ADJOURNMENT**

28 Ms. Grady adjourned the meeting at 1:14 PM

29 Next meeting May 23, 2024

**CITY OF DALLAS  
SOUTH DALLAS URBAN RENEWAL DISTRICT  
ADVISORY COMMITTEE  
STAFF REPORT**

**DATE:** May 23, 2024  
**AGENDA ITEM NO.**  
**TOPIC:** Budget & tax revenue report  
**PREPARED BY:** Charlie Mitchell  
**APPROVED BY:**  
**ATTACHMENTS:** A. Budget report; B. 24-25 Approved budget

**RECOMMENDED ACTION:**

N/A – for information only

**BACKGROUND:**

Attachment A. is the budget report for April 2024.

Through the month of April:

- Revenue: \$64,098.92 – property taxes  
\$1,087.87 – interest  
  
\$65,186.79
- Expenses: \$5,838.83 – salaries  
\$525.00 – professional services  
\$283.71 – misc.  
  
\$6,647.54

Attachment B. is the South Dallas Urban Renewal Fund budget that was approved by the Budget Committee on May 13, 2024.

**SUMMARY TIMELINE:**

N/A

**FISCAL IMPACT:**

N/A

**SUGGESTED MOTION:**

N/A

**Budget Report**

**For Fiscal: 2023-2024 Period Ending: 04/30/2024**

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 31 - SOUTH DALLAS URBAN RENEWAL FUND</b>						
<b>Revenue</b>						
<b>State LB Report: 90 - Property Taxes</b>						
<a href="#">31-450-00-4100</a> CURRENT PROPERTY TAX	30,000.00	30,000.00	288.72	64,098.92	34,098.92	213.66 %
<b>State LB Report: 90 - Property Taxes Total:</b>	<b>30,000.00</b>	<b>30,000.00</b>	<b>288.72</b>	<b>64,098.92</b>	<b>34,098.92</b>	<b>113.66%</b>
<b>State LB Report: 91 - Resources Except Property Taxes</b>						
<a href="#">31-480-00-4610</a> INTEREST ON INVESTMENTS	2,000.00	2,000.00	251.28	1,087.87	-912.13	45.61 %
<b>State LB Report: 91 - Resources Except Property Taxes Total:</b>	<b>2,000.00</b>	<b>2,000.00</b>	<b>251.28</b>	<b>1,087.87</b>	<b>-912.13</b>	<b>45.61%</b>
<b>Revenue Total:</b>	<b>32,000.00</b>	<b>32,000.00</b>	<b>540.00</b>	<b>65,186.79</b>	<b>33,186.79</b>	<b>103.71%</b>
<b>Expense</b>						
<b>State LB Report: 01 - Personnel Services</b>						
<a href="#">31-310-50-6051</a> SALARIES	5,500.00	5,500.00	1,000.59	3,986.24	1,513.76	27.52 %
<a href="#">31-310-50-6061</a> FRINGE BENEFITS	3,500.00	3,500.00	464.95	1,852.59	1,647.41	47.07 %
<b>State LB Report: 01 - Personnel Services Total:</b>	<b>9,000.00</b>	<b>9,000.00</b>	<b>1,465.54</b>	<b>5,838.83</b>	<b>3,161.17</b>	<b>35.12%</b>
<b>State LB Report: 02 - Materials and Services</b>						
<a href="#">31-310-50-6210</a> MATERIALS AND SUPPLIES	8,000.00	8,000.00	0.00	0.00	8,000.00	100.00 %
<a href="#">31-310-50-6465</a> PROFESSIONAL SERVICES	8,000.00	8,000.00	0.00	525.00	7,475.00	93.44 %
<a href="#">31-310-50-6600</a> MISCELLANEOUS	7,000.00	7,000.00	0.00	283.71	6,716.29	95.95 %
<b>State LB Report: 02 - Materials and Services Total:</b>	<b>23,000.00</b>	<b>23,000.00</b>	<b>0.00</b>	<b>808.71</b>	<b>22,191.29</b>	<b>96.48%</b>
<b>Expense Total:</b>	<b>32,000.00</b>	<b>32,000.00</b>	<b>1,465.54</b>	<b>6,647.54</b>	<b>25,352.46</b>	<b>79.23%</b>
<b>Fund: 31 - SOUTH DALLAS URBAN RENEWAL FUND Surplus (Deficit):</b>	<b>0.00</b>	<b>0.00</b>	<b>-925.54</b>	<b>58,539.25</b>	<b>58,539.25</b>	<b>0.00%</b>

# South Dallas Urban Renewal Fund

approved

## Revenues

	Actual 2021-22	Actual 2022-23	Amended 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
Current taxes	0	0	30,000	70,000		
Delinquent taxes	0	0	0	1,000		
Interest	0	0	2,000	2,000		
Miscellaneous	0	0	0	500		
<b>Total revenues</b>	<b>0</b>	<b>0</b>	<b>32,000</b>	<b>73,500</b>	<b>0</b>	<b>0</b>
Beginning Balance	0	0	0	57,000	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>32,000</b>	<b>130,500</b>	<b>0</b>	<b>0</b>

## Expenditures

	Actual 2021-22	Actual 2022-23	Amended 2023-24	Proposed 2024-25	Approved 2024-25	Adopted 2024-25
<b>Personnel Services</b>						
Salaries	0	0	5,500	6,500		
Fringe	0	0	3,500	3,000		
<b>Total personnel services</b>	<b>0</b>	<b>0</b>	<b>9,000</b>	<b>9,500</b>	<b>0</b>	<b>0</b>
<b>Materials and Services</b>						
Materials and Supplies	0	0	8,000	10,000		
Professional Services	0	0	8,000	15,000		
Miscellaneous	0	0	7,000	10,000		
<b>Total materials &amp; services</b>	<b>0</b>	<b>0</b>	<b>23,000</b>	<b>35,000</b>	<b>0</b>	<b>0</b>
<b>Capital Outlay</b>						
Projects	0	0	0			
Property Acquisition	0	0	0			
<b>Total capital outlay</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Operating Contingencies</b>				<b>86,000</b>		
<b>Total Contingencies</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>86,000</b>	<b>0</b>	<b>0</b>
<b>TOTAL EXPENDITURES</b>	<b>0</b>	<b>0</b>	<b>32,000</b>	<b>130,500</b>	<b>0</b>	<b>0</b>