



**CITY OF MOLALLA
MOLALLA URBAN RENEWAL AGENCY
AGENDA**

Molalla Civic Center | 315 Kennel Ave., Molalla, OR 97038
Wednesday, June 24, 2026 | 7:30 PM

NOTICE: Molalla Urban Renewal Agency will hold this meeting in-person and through Live-Streaming on the City's YouTube channel, City of Molalla | Oregon. Written comments may be delivered to City Hall or emailed to recorder@cityofmolalla.com. Submissions must be received by 12:00 p.m. the day of the meeting.

[This institution is an equal opportunity employer.](#)

1. CALL TO ORDER & FLAG SALUTE

2. ROLL CALL

3. CONSENT AGENDA

- a. [MURA Meeting Minutes - June 10, 2026](#)
- b. [MURA Meeting Minutes - June 11, 2025](#)

4. PUBLIC COMMENT

Citizens are allowed up to 3 minutes to present information relevant to the city but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the support staff. The Planning Commission does not generally engage in dialog with those making comments but may refer the issue to the Community Development Director. Complaints shall first be addressed at the department level prior to addressing the Planning Commission.

PUBLIC HEARING

- a. [MURA Resolution No. 2026-02: Adopting the Molalla Urban Renewal District Budget, Making Appropriations, and Declaring Tax Increment for the 2026-2027 Fiscal Year.](#)

5. ORDINANCES & RESOLUTIONS

- a. [MURA Resolution No. 2026-02: Adopting the Molalla Urban Renewal District Budget, Making Appropriations, and Declaring Tax Increment for the 2026-2027 Fiscal Year.](#)

6. GENERAL BUSINESS

7. ADJOURN

Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-829-6855.



CITY OF MOLALLA

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Wednesday, June 24, 2026
Submitted by: Christie Teets, City Recorder
Approved by: Dan Huff, City Manager

SUBJECT: MURA Meeting Minutes - June 10, 2026

RECOMMENDATION/RECOMMENDED MOTION:
Approve as a Consent Agenda item.

ATTACHMENTS:
[6-10-2026 MURA Meeting Minutes.pdf](#)



City of Molalla
 Molalla Urban Renewal Agency
 Minutes – June 10, 2026
 Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

CALL TO ORDER

The Molalla Urban Renewal Agency Meeting for was called to order by Agency Chair Keyser at 5:00pm.

AGENCY BUDGET COMMITTEE MEMBERS ATTENDANCE

Agency Members Present: Chair Scott Keyser, Eric Vermillion, Leota Childress, Doug Gilmer, Martin Bartholomew, K.C. Bisenius. Absent: Agency Member, Terry Shankle.

STAFF IN ATTENDANCE

Dan Huff, Agency Director; Christie Teets, City Recorder.

APPROVAL OF THE AGENDA

As Presented.

PUBLIC COMMENT

None.

ORDINANCES AND RESOLUTIONS

- A. MURA Resolution No. 2026-01: Amending the Urban Renewal District Boundary

Agency Director Huff presented Resolution No. 2026-18, amending the Molalla Urban Renewal District boundary through a minor amendment. He explained that the amendment would add two properties owned by the Fire District to the urban renewal area for the future development of a training facility. Mr. Huff reviewed the applicable provisions of the Urban Renewal Plan and the existing intergovernmental agreement with the Fire District, noting the properties represent less than one percent of the district's total acreage and therefore qualify for a minor amendment. Fire District incoming Chief Dustin Hamilton was present to answer questions from the Agency Board. Agency members sought clarification regarding the location of the properties proposed for inclusion in the Urban Renewal District and the relationship of the amendment to the district's anticipated sunset date. Agency Director Huff explained that the amendment was necessary to allow the Fire District to pursue a project already contemplated by the Urban Renewal Plan and intergovernmental agreement. Fire District representative Dustin Hamilton described plans to construct a storage and training facility on the property to protect equipment, improve operational efficiency, and accommodate future expansion needs of the fire station. *(For full discussion review YouTube Recording minutes 08:20 - 24:48)*

ACTION:

Agency member Vermillion moved MURA Resolution 2026-01: Amending the Urban Renewal District Boundary; Agency member Bisenius seconded. Motion passed 6-0.

AYES: Gilmer, Childress, Vermillion, Bartholomew, Bisenius, Keyser.

NAYS: None.

ABSTENTIONS: None.

ADJOURN MEETING

Chair Keyser adjourned the Molalla Urban Renewal Agency Meeting at 5:18pm.

[For the complete video account of the MURA Meeting, please visit YouTube City of Molalla | Molalla Urban Renewal Agency Meeting for June 10, 2026](#)

 Dan Huff, Agency Director

PREPARED BY:

ATTEST:

 Crystal Robles – Deputy City Recorder

 Christie Teets, CMC - City Recorder



CITY OF MOLALLA

Staff Report

Agenda Category: CONSENT AGENDA

Agenda Date: Wednesday, June 24, 2026
Submitted by: Christie Teets, City Recorder
Approved by: Dan Huff, City Manager

SUBJECT: MURA Meeting Minutes - June 11, 2025

ATTACHMENTS:

[6-11-2025 MURA Minutes.DRAFT.pdf](#)



**Minutes of the Molalla Urban Renewal Agency Meeting
June 11, 2025
Molalla Civic Center
315 Kennel Ave., Molalla, OR 97038**

CALL TO ORDER

The Molalla Urban Renewal Agency of June 11, 2025 was called to order by Chair Scott Keyser at 9:06pm.

COUNCIL ATTENDANCE

Present: Chair Scott Keyser, Agency Member Eric Vermillion, Agency Member Leota Childress, Agency Member Terry Shankle, Agency Member Doug Gilmer, Agency Member Martin Bartholomew.

Absent: Agency Member RaeLynn Botsford.

STAFF IN ATTENDANCE

Dan Huff, Agency Director; Christie Teets, City Recorder; and Cindy Chauran; Finance Director.

APPROVAL OF AGENDA

Approved as presented.

CONSENT AGENDA

- A. MURA Meeting Minutes – June 12, 2024

ACTION:

Agency Member Vermillion moved to approve the (minutes) Consent Agenda; Agency Member Childress seconded. Motion passed 6-0.

AYES: Agency Member Gilmer, Agency Member Shankle, Agency Member Childress, Agency Member Vermillion, Agency Member Bartholomew, Chair Keyser.

NAYS: None.

ABSENTIONS: None.

PRESENTATIONS, PROCLAMATIONS, CEREMONIES

None.

PUBLIC COMMENT

None.

PUBLIC HEARINGS

- A. MURA Resolution No. 2025-01: Adopting the Molalla Urban Renewal Budget, Making Appropriations, and Declaring Tax Increment for the 2025-2026 Fiscal Year

At 9:08 p.m., the Chair opened Public Hearing for MURA Resolution 2025-01, adopting the Molalla Urban Renewal Budget, Making Appropriations, and Declaring Tax Increments for the 2025–2026 Fiscal Year. No Council members declared any conflicts of interest.

The Molalla Urban Renewal Budget Committee reviewed and recommended a balanced budget on May 21st for adoption by the Molalla Urban Renewal Agency. A motion was made to adopt MURA Resolution 2025-01, which adopts the Molalla Urban Renewal District Budget, makes appropriations, and declares tax increments for fiscal year 2025, with a recommended budget total of \$4,985,615.

No audience members spoke on behalf of the Resolution. Chair Keyser closed the Public Hearing at 9:09pm.

ORDINANCES AND RESOLUTIONS

- A. MURA Resolution No. 2025-01: Adopting the Molalla Urban Renewal Budget, Making Appropriations, and Declaring Tax Increment for the 2025-2026 Fiscal Year

ACTION:

Agency Member Vermillion moved to approve the Molalla Urban Renewal Budget, Making Appropriations, and Declaring Tax Increment for the Fiscal Year 2025-2026; Agency Member Shankle seconded. Motion passed 6-0.

AYES: Agency Member Gilmer, Agency Member Shankle, Agency Member Childress, Agency Member Vermillion, Agency Member Bartholomew, Chair Keyser.

NAYS: None.

ABSENTIONS: None.

GENERAL BUSINESS

None.

For the complete video account of the City Council Meeting, please go to YouTube
[“Molalla City Council Meetings – June 11, 2025”](#)
For MURA Meeting, go to minutes 03:09:08 - End

ADJOURN

Chair Keyser adjourned the meeting at 9:10pm.

Dan Huff, Agency Officer

PREPARED BY:

ATTEST:

Crystal Robles, Records Specialist

Christie Teets, CMC, City Recorder



CITY OF MOLALLA

Staff Report

Agenda Category: PUBLIC HEARING

Agenda Date: Wednesday, June 24, 2026

Submitted by: Cindy Chauran, Finance Director

Approved by: Dan Huff, City Manager

SUBJECT: a. MURA Resolution No. 2026-02: Adopting the Molalla Urban Renewal District Budget, Making Appropriations, and Declaring Tax Increment for the 2026-2027 Fiscal Year.

FISCAL IMPACT:

\$4,163,744

RECOMMENDATION/RECOMMENDED MOTION:

Conduct the Public Hearing for MURA Resolution No. 2026-02.

BACKGROUND:

The Molalla Urban Renewal Budget Committee reviewed and acted on the proposed MURA Budget on May 20, 2026, and has approved and recommended a balanced budget to the Molalla Urban Renewal Agency (MURA) for adoption.

The recommended budget is \$4,163,744, of which \$371,602 is Reserved Fund Balance.



CITY OF MOLALLA

Staff Report

Agenda Category: ORDINANCES & RESOLUTIONS

Agenda Date: Wednesday, June 24, 2026

Submitted by: Cindy Chauran, Finance Director

Approved by: Dan Huff, City Manager

SUBJECT: MURA Resolution No. 2026-02: Adopting the Molalla Urban Renewal District Budget, Making Appropriations, and Declaring Tax Increment for the 2026-2027 Fiscal Year.

RECOMMENDATION/RECOMMENDED MOTION:

I move to adopt MURA Resolution No. 2026-02: Adopting the Molalla Urban Renewal District Budget, Making Appropriations, and Declaring Tax Increment for the 2026-2027 Fiscal Year, by title only.

ATTACHMENTS:

[MURA Res 2026-02 Adopting UR 26-27 Budget.pdf](#)



MURA RESOLUTION NO. 2026-02

A RESOLUTION ADOPTING THE MOLALLA URBAN RENEWAL DISTRICT BUDGET, MAKING APPROPRIATIONS, AND DECLARING TAX INCREMENT FOR THE 2026-2027 FISCAL YEAR

WHEREAS, the Molalla Urban Renewal Agency Budget Committee approved and recommended a balanced budget for fiscal year 2026-2027 to the Molalla Urban Renewal Agency on May 20, 2026; and

WHEREAS, a public hearing for the 2026-2027 Urban Renewal Budget as approved by the URA Budget Committee was duly advertised and held on June 24, 2026; and

NOW, THEREFORE, THE MOLALLA URBAN RENEWAL AGENCY RESOLVES and hereby adopts the budget for fiscal year 2026-2027 in the total amount of \$4,163,744. This budget is now on file at 117 N. Molalla Avenue, Molalla, Oregon.

THE MOLALLA URBAN RENEWAL AGENCY FURTHER RESOLVES as follows:

Section 1. THAT the amounts for the fiscal year beginning July 1, 2026, and for the purposes shown below are hereby appropriated:

Urban Renewal	\$ 1,093,430
Debt Service	565,202
Contingency	2,133,510
TOTAL APPROPRIATIONS	\$ 3,792,142
Reserve	371,602
TOTAL	\$ 4,163,744

Section 2. THAT the Molalla Urban Renewal Agency hereby resolves to certify to the County Assessor for the Molalla Urban Renewal Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX of the Oregon Constitution and ORS Chapter 457.

Section 3. This resolution is adopted immediately upon passage by the Agency and signature by the Chair and Budget Officer; and becomes effective July 1, 2026.

Adopted by the Molalla Urban Renewal Agency on the 24th day of June, 2026.

Scott Keyser, Chair

Dan Huff, Budget Officer

ATTEST:

By: _____
Christie Teets, CMC
City Recorder

DRAFT