



City of Molalla

Molalla Urban Renewal Agency

Meeting Agenda

June 25, 2014

Meeting Location: Molalla Adult Center, 315 Kennel Ave, Molalla, OR 97038 **Time:** 7pm

Last MURA Meeting: *June 11, 2014*

This meeting will be televised. The regularly scheduled meeting of the Molalla City Council will convene following adjournment of this meeting of the Molalla Urban Renewal Agency.

Public Comments: Those wishing to address the Urban Renewal Agency on any agenda item are asked to fill out and submit comment cards to the City Recorder prior to the start of the meeting.

1. **CALL TO ORDER**

- A. Flag Salute
- B. Roll Call

2. **COMMUNICATIONS**

- A. Minutes: February 12, 2014
- B. Minutes: June 11, 2014

3. **NEW BUSINESS**

4. **CONTINUED**

5. **ORDINANCE**

6. **PUBLIC HEARING**

7. **RESOLUTION**

- A. 2014-03: A RESOLUTION ADOPTING THE MOLALLA URBAN RENEWAL AGENCY BUDGET FOR THE FISCAL YEAR 2014/2015; MAKING APPROPRIATIONS; AND DECLARING URBAN RENEWAL TAXES.

8. **ADJOURN**

Minutes of the Urban Renewal Agency
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
Wednesday February 12, 2014

ATTENDANCE: Agency Member Rogge, Present; Member Pottle, Present; Member Clark, Present; Member Thompson, Present; Member Wise, Present; Member Griswold, Present; Member Boreth, Present.

STAFF IN ATTENDANCE: City Manager Huff, Present; City Recorder Cramer, Present, Finance Director Penni, Present

Member Thompson made a motion to approve the minutes of January 8, 2014, Member Pottle seconded. Motion approved (7-0) Member Rogge, Aye; Member Pottle, Aye; Member Thompson, Aye; Member Griswold, Aye; Member Clark, Aye; member Wise, Aye; Member Boreth, Aye.

NEW BUSINESS

A. Direction from Agency to look at bonding options

CM Huff stated that he and FD Penni have met with bond council to discuss bonding capability for the Urban Renewal Agency. The URA currently has approximately \$880,000.00 available for Urban Renewal projects.

FD Penni advised that the bonding process takes 6 months to a year.

Member Thompson asked if this would affect the City from future bonding.

FD Penni advised that it would not affect the City.

Member Boreth asked if it was better to pay as we go, with the funds that we have, instead of going out for a bond.

CM Huff explained that larger projects couldn't be done using the pay as you go.

Member Thompson explained that when improvements are made it increases property values.

Member Boreth asked what the interest rates would be.

FD Penni advised that they would be between 2% to 5 1/2%.

Member Thompson made a motion to instruct administrators of the bond to proceed with bond process, Member Pottle seconded. Motion approved (7-0) Member Rogge, Aye; Member Pottle, Aye; Member Thompson, Aye; Member Griswold, Aye; Member Clark, Aye; member Wise, Aye; Member Boreth, Aye.

B. 2013 Audit Report for the Molalla Urban Renewal Agency

No comments or discussion

ADJOURNMENT

Member Pottle made a motion to adjourn, Member Griswold seconded. Motion approved (7-0) Member Rogge, Aye; Member Pottle, Aye; Member Thompson, Aye; Member Griswold, Aye; Member Clark, Aye; member Wise, Aye; Member Boreth, Aye.

Sadie Cramer, City Recorder

Agency Member, Debbie Rogge

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ATTENDANCE: Agency Member Rogge, Present; Member Pottle, Present; Member Clark, Present; Member Thompson, Present; Member Boreth, Present; Member Griswold, Present; Member Cook, Present.

STAFF IN ATTENDANCE: City Manager Huff, Present; City Recorder Cramer, Present; Finance Director Heather Penni, Present.

PUBLIC HEARINGS

Councilor Thompson made a motion to open public hearing. Councilor Cook seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

There were no public comments.

Resolutions

A. Resolution 2014-02 – Adopt Molalla Urban Renewal Budget for FY 14/15, Making Appropriations, Categorizing and Levying Taxes

Member Boreth made a motion to adopt Resolution 2014-02. Member Thompson seconded. Motion approved (7-0) Member Rogge, Aye; Member Pottle, Aye; Member Thompson, Aye; Member Griswold, Aye; Member Clark, Aye; Member Wise, Aye; Member Boreth, Aye.

Councilor Thompson made a motion to close Molalla Urban Renewal Agency public hearing. Councilor Boreth seconded. Motion approved (7-0) Mayor Rogge, Aye; Councilor Pottle, Aye; Councilor Thompson, Aye; Councilor Clark, Aye; Councilor Griswold, Aye; Councilor Boreth, Aye; Councilor Cook, Aye.

ADJOURNMENT

Member Thompson made a motion to adjourn. Member Boreth seconded. Motion approved (7-0) Member Rogge, Aye; Member Pottle, Aye; Member Thompson, Aye; Member Griswold, Aye; Member Clark, Aye; Member Boreth, Aye; Member Cook, Aye.

Resolution No. 2014-0203
MOLALLA URBAN RENEWAL AGENCY

A RESOLUTION ADOPTING THE MOLALLA URBAN RENEWAL AGENCY BUDGET FOR THE FISCAL YEAR 2014/2015;
MAKING APPROPRIATIONS; AND CATEGORIZING AND LEVYING TAXES, DECLARING URBAN RENEWAL TAXES.

The Board of the City of the Molalla Urban Renewal Agency on the 28th day of May, 2014 sat in regular session for the transaction of agency business.

WHEREAS, the Molalla Urban Renewal Agency Budget Committee has reviewed and acted on the proposed City budget; and

WHEREAS, the Molalla Urban Renewal Agency Budget Committee approved and recommended a balanced budget to the City Council acting as the Urban Renewal Agency Board on June 4, 2014; and

WHEREAS, review of Resolution 2014-02 found missing language necessary for declaring of taxes; and

WHEREAS, in accordance with State law, the Urban Renewal Agency Board has held a public hearing on the budget as approved and recommended by the Molalla Budget Committee.

NOW, THEREFORE, THE MOLALLA URBAN RENEWAL AGENCY RESOLVES and hereby adopts the FY 2014/2015 Budget approved by the Budget Committee on May 8, 2014 and again on June 3, 2014, in the amount of \$4,101,758.29, of which \$456,758.29 is in reserves. Copies of said budget are on file at the Molalla City Hall, 117 N. Molalla Avenue, Molalla, Oregon, 97038.

THE MOLALLA URBAN RENEWAL AGENCY FURTHER RESOLVES as follows:

1. **THAT** the amounts for the purpose of operating the Agency for the fiscal year 2014/2015 budget year be appropriated as follows, beginning July 1, 2014.

Materials & Services	\$170,000.00
Capital Outlay	\$3,000,000.00
Debt Service	\$375,000.00
Contingency	\$100,000.00
TOTAL APPROPRIATED FUNDS	\$3,645,000.00
RESERVES	\$456,758.29
TOTAL FY 2014/2015 BUDGET FOR CITY OF MOLALLA	\$4,101,758.29

2. **THAT** the Budget Officer is authorized to prepare and submit any certifications of the taxes levied that may be deemed necessary by the Oregon Department of Revenue and Clackamas County Assessor.
3. To certify to the County Assessor for the Downtown 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.

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Adopted by the Molalla Urban Renewal Agency this ____ day of June, 2014.

ATTEST:

By: _____
Sadie Cramer, CMC

City of Molalla, Oregon
By: _____
Debbie Rogge, Mayor

City Recorder

Urban Renewal Agency Budget Line Item Detail

Audited Actuals 11/12	Audited Actuals 12/13	Adopted Budget 13/14	Projected Actual 13/14	ACCOUNT NAME	Proposed Budget 14/15	Approved Budget 14/15	Adopted Budget 14/15
\$ 158,559.74	\$ 371,029.97	\$ 569,351.95	\$ 591,258.29	BEGINNING FUND BALANCE	\$ 816,508.29	\$ 816,508.29	\$ -
\$ 222,432.79	\$ 239,999.60	\$ 250,000.00	\$ 260,000.00	PROPERTY TAX	\$ 285,000.00	\$ 285,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	FULL FAITH IN CREDIT BOND (New Acct)	\$ 3,000,000.00	\$ 3,000,000.00	\$ -
\$ 37.44	\$ 234.72	\$ 250.00	\$ 250.00	INTEREST	\$ 250.00	\$ 250.00	\$ -
\$ 381,029.97	\$ 611,264.29	\$ 819,601.95	\$ 851,508.29	TOTAL REVENUE	\$ 4,101,758.29	\$ 4,101,758.29	\$ -
MATERIALS & SERVICES							
\$ -	\$ 20.00	\$ 25,000.00	\$ 25,000.00	OPERATION & MAINTENANCE	\$ 20,000.00	\$ 20,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	BUSINESS LOAN PROGRAM (New Acct)	\$ 100,000.00	\$ 100,000.00	\$ -
\$ 10,000.00	\$ 13,986.00	\$ 10,000.00	\$ 10,000.00	PROFESSIONAL SERVICES	\$ 50,000.00	\$ 50,000.00	\$ -
\$ 10,000.00	\$ 14,006.00	\$ 35,000.00	\$ 35,000.00	TOTAL MATERIALS & SERVICES	\$ 170,000.00	\$ 170,000.00	\$ -
DEBT SERVICE							
\$ -	\$ -	\$ -	\$ -	BOND - PRINCIPAL (New Acct)	\$ 300,000.00	\$ 300,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	BOND - INTEREST (New Acct)	\$ 75,000.00	\$ 75,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	TOTAL DEBT SERVICE	\$ 375,000.00	\$ 375,000.00	\$ -
CAPITAL IMPROVEMENTS							
\$ -	\$ 6,000.00	\$ 100,000.00	\$ -	CAPITAL IMPROVEMENTS	\$ 3,000,000.00	\$ 3,000,000.00	\$ -
<i>N. Molalla Ave/Main St to Shirley Lowe Rd/213 to Molalla Forest Road Ross/N Molalla Ave to Kennel Heintz/Dixon to Hwy 211 Industrial Way Molalla Forest Road/211 to Lowe Rd Property Acquisition</i>							
\$ -	\$ 6,000.00	\$ 100,000.00	\$ -	TOTAL CAPITAL IMPROVEMENTS	\$ 3,000,000.00	\$ 3,000,000.00	\$ -
CONTINGENCY / RESERVE							
\$ -	\$ -	\$ 100,000.00	\$ -	CONTINGENCY	\$ 100,000.00	\$ 100,000.00	\$ -
\$ -	\$ -	\$ 584,601.95	\$ -	RESERVE	\$ 81,758.29	\$ 81,758.29	\$ -
\$ -	\$ -	\$ -	\$ -	BOND - RESERVE (New Acct)	\$ 375,000.00	\$ 375,000.00	\$ -
\$ -	\$ -	\$ 684,601.95	\$ -	TOTAL CONTINGENCY/RESERVE	\$ 556,758.29	\$ 556,758.29	\$ -