



City of Molalla  
**Molalla Urban Renewal Agency**

**Meeting Agenda**

June 11, 2014

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

**Last MURA Meeting:** *February 12, 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

**3. NEW BUSINESS**

**4. CONTINUED**

**5. ORDINANCE**

**6. PUBLIC HEARING**

- A. MURA FY14/15 Budget

**7. RESOLUTION**

- A. 2014-02: Resolution Adopting the Molalla Urban Renewal Agency budget for the FY 14/15

**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.

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Sadie Cramer, City Recorder

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Agency Member, Debbie Rogge

**Resolution No. 2014-02**

**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

The Board of the City of the Molalla Urban Renewal Agency on the 11th day of June, 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**, 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 June 4, 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
<b>TOTAL APPROPRIATED FUNDS</b>	<b>\$3,645,000.00</b>
<b>RESERVES</b>	<b>\$456,758.29</b>
<b>TOTAL FY 2014/2015 BUDGET FOR CITY OF MOLALLA</b>	<b>\$4,101,758.29</b>

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.

Adopted by the Molalla Urban Renewal Agency this 11<sup>th</sup> day of June, 2014.

ATTEST:

City of Molalla, Oregon

By: \_\_\_\_\_  
Sadie Cramer, CMC

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 <i>(New Acct)</i>	\$ 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	\$ -
<b>MATERIALS &amp; SERVICES</b>							
\$ -	\$ 20.00	\$ 25,000.00	\$ 25,000.00	OPERATION & MAINTENANCE	\$ 20,000.00	\$ 20,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	BUSINESS LOAN PROGRAM <i>(New Acct)</i>	\$ 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	\$ -
<b>DEBT SERVICE</b>							
\$ -	\$ -	\$ -	\$ -	BOND - PRINCIPAL <i>(New Acct)</i>	\$ 300,000.00	\$ 300,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	BOND- INTEREST <i>(New Acct)</i>	\$ 75,000.00	\$ 75,000.00	\$ -
\$ -	\$ -	\$ -	\$ -	TOTAL DEBT SERVICE	\$ 375,000.00	\$ 375,000.00	\$ -
<b>CAPITAL IMPROVEMENTS</b>							
\$ -	\$ 6,000.00	\$ 100,000.00	\$ -	CAPITAL IMPROVEMENTS	\$ 3,000,000.00	\$ 3,000,000.00	\$ -
				<i>N. Molalla Ave/Main St to Shirley</i>			
				<i>Lowe Rd/213 to Molalla Forest Road</i>			
				<i>Ross/N Molalla Ave to Kennel</i>			
				<i>Heintz/Dixon to Hwy 211</i>			
				<i>Industrial Way</i>			
				<i>Molalla Forest Road/211 to Lowe Rd</i>			
				<i>Property Acquisition</i>			
\$ -	\$ 6,000.00	\$ 100,000.00	\$ -	TOTAL CAPITAL IMPROVEMENTS	\$ 3,000,000.00	\$ 3,000,000.00	\$ -
<b>CONTINGENCY / RESERVE</b>							
\$ -	\$ -	\$ 100,000.00	\$ -	CONTINGENCY	\$ 100,000.00	\$ 100,000.00	\$ -
\$ -	\$ -	\$ 584,601.95	\$ -	RESERVE	\$ 81,758.29	\$ 81,758.29	\$ -
		\$ -	\$ -	BOND - RESERVE <i>(New Acct)</i>	\$ 375,000.00	\$ 375,000.00	\$ -
\$ -	\$ -	\$ 684,601.95	\$ -	TOTAL CONTINGENCY/RESERVE	\$ 556,758.29	\$ 556,758.29	\$ -