



Minutes of the Molalla Urban Renewal Agency Meeting

Molalla Adult Community Center
315 Kennel Ave., Molalla, OR 97038
March 11, 2020

1. CALL TO ORDER

The Molalla Urban Renewal Agency Meeting was called to order by Member Keith Swigart at 7:37pm.

2. ROLL CALL

MEMBER ATTENDANCE:

Member Keith Swigart – Present
Member Elizabeth Klein – Absent
Member Leota Childress – Present
Member DeLise Palumbo – Absent
Member Terry Shankle – Present
Member Jody Newland - Present
Member Crystal Robles - Present

STAFF IN ATTENDANCE

Dan Huff, Director - Present
Christie DeSantis, City Recorder - Present
Gerald Fisher, Public Works Director - Present
Chaunee Seifried, Finance Director - Absent
Alice Cannon, Planning Director - Absent

3. ADOPTION OF AGENDA

Agenda was adopted as presented.

4. CONSENT AGENDA

- A. Meeting Minutes – January 8, 2020
- B. MURA Resolution Number 2020-02: Oregon Transportation Investment Fund (OTIF) Loan

A motion was made by Member Newland to approve the Consent Agenda, seconded by Member Shankle. Vote passed 5-0.

5. GENERAL BUSINESS

- A. Urban Renewal Plan and Financial Audit Update

Director Huff explained to Members that the most current Urban Renewal Plan was adopted in 2008. In 2008, the population of Molalla was 7,590. The current population is 9, 610.

One of the problems with the Urban Renewal Plan at the time it was adopted, is that it the projection was too large. The bonded indebtedness that the City could have incurred through this agency is almost 30 million dollars.

In 2014, the City was finishing a financial audit of the District. The City hired an individual to audit the financial health of the District and what it was capable of doing. During that audit, it was determined that the bonded indebtedness amount was actually a third of what was originally projected, so ten million dollars.

It is time for the City to conduct another financial audit in an effort to determine what is the actual financial health of the District. The other component is to look at the 2008 Plan. There are some things that should change; the Transportation System Plan was adopted in 2019, intersection projects are coming, opportunity projects that cannot be predicted, which would allow us to bridge a gap given the chance.

The City was able to hire the same person that did the financial audit in 2008 to review the City's financial health.

Projects that have been completed in our Urban Renewal District are the reconstruction of Molalla Avenue and Heintz Street.

Our debt service to date for these two projects is \$250,000 per year. Last year we accrued \$551,000 and this year we have collected \$451,000 and we are half way through the year. These are funds that have created revenue, so we are ahead of schedule.

City Manager Huff provided a map of Molalla to Council, explaining that it may be time to consider changing the boundaries.

Member Childress asked when the current District ends, which is 2030.

Member Newland inquired about the timing for the next financial audit, Director Huff shared that it is going on right now.

6. RECESS INTO EXECUTIVE SESSION

Held pursuant to Oregon Public Record Law, ORS 192.660(2):

(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

A motion was made into recess to Executive Session by Member Newland, seconded by Member Newland at 8:01pm. Vote passed 5-0.

7. RECONVENE REGULAR SESSION

A motion was made by Councilor Newland at 8:1pm to authorize Urban Renewal Agency Director to enter into a contractual agreement. Second by Member Shankle. Vote passed 5-0.

8. ADJOURN

A motion was made by Member Childress to adjourn the MURA meeting at 8:18pm, seconded by Member Robles. Vote passed 5-0.


Keith Swigart, Member

August 26, 2020
Date

ATTEST: Christie DeSantis
Christie DeSantis, City Recorder