

AGENDA

Hood River Urban Renewal Agency Budget Committee Meeting Fiscal Year 2021-22 Budget

Wednesday, May 12, 2021

The meeting will begin no earlier than 6:00 p.m.

The City of Hood River is taking steps to limit exposure and spread of COVID-19 (novel coronavirus). In support of state and federal guidelines for social distancing, the City of Hood River will hold this meeting by using Zoom Conferencing.

Please use the following phone number or video link:

<https://us02web.zoom.us/j/88111054333>

(253) 215 8782

Meeting ID: 881 1105 4333

Members of URA Budget Committee and City staff will participate by Zoom, they will not be on site at City Hall during the meeting. The audio recording of the meeting will be posted shortly after the meeting on the City's website. Please check the City's website for the most current status of planned public meetings. <https://cityofhoodriver.gov/administration/meetings/>

1. CALL TO ORDER
2. ELECT COMMITTEE CHAIRPERSON
3. APPROVAL OF MINUTES – May 13, 2020 Pages 2-6
4. BUDGET PRESENTATION
 - a. Budget Message
 - b. Columbia Cascades District
 - c. Waterfront District
 - d. The Heights District
5. PUBLIC HEARING
6. FINAL DELIBERATIONS
7. APPROVE FY 2021-22 BUDGET
Suggested Motion: "I move to approve the proposed FY 2021-22 budget as

proposed (or as amended in tonight's deliberations)."

8. REQUEST TAX INCREMENT REVENUES

Suggested Motion: "I move that the Waterfront Plan Area and Heights District Plan Area request 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, as applicable, and that Columbia Cascade Plan Area request a partial levy of \$535,000, for the FY 2021-22 fiscal year.

9. ADJORN

Note: All public meeting locations are accessible. Please let the City Recorder know if you will need any special accommodations to attend any meeting. Call (541) 387-5212 for more information. Oregon Relay Service 1-800-735-2900

**Hood River Urban Renewal
Budget Committee Meeting
Fiscal Year 2020-21 Budget**

**Wednesday, May 13, 2020
City Council Chambers, 211 Second Street
The meeting will begin no earlier than 6:00 p.m.**

Present: Hoby Streich, Kate McBride, Mark Zanmiller, Megan Saunders, Tim Counihan, Jessica Metta, Erick Haynie, Gladys Rivera, Abby Capovilla, Kelly Emerson, Amanda Goeke Joshua Chandler, Tina Lassen, Grant Polson

Staff: Urban Renewal Administrator Rachael Fuller, Finance Director/CMA Will Norris, Planning Director Dustin Nilsen, Interim Public Works Director Wade Seaborn, Fire Chief Leonard Damian, Police Chief Neal Holste, Administrative Services Officer Monica Morris, City Recorder Jennifer Gray, IT Manager Bill Bohn. GIS Analyst Jonathan Skloven-Gill

Absent: David Merriweather, Pat McAllister, Jack Trumbull

1. CALL TO ORDER – 6:00 p.m.

2. ELECT COMMITTEE CHAIRPERSON

Zanmiller made a motion to appoint Streich as Chair and Harris as Vice Chair. Saunders second the motion. – Motion passed.

3. APPROVAL OF MINUTES – May 8, 2019

Counihan made a motion to approve the minutes of May 8, 2019. McBride second the motion. – Motion passed.

4. BUDGET PRESENTATION

a. Budget Message

Norris gave the URA budget message for FY20/21. He explained they are going into a budget season under a unique situation, as they are dealing with the COVID-19 pandemic. The largest item for discussion is the one time option to suspend the division of tax, for the Waterfront and the Heights districts for this next fiscal year; not collect for Urban Renewal and allow that assessed value in the general tax rolls benefiting all of the overlapping districts for one year.

The Columbia Cascade Districts was already planning to suspend collections for FY20-21 if it collected its full increment. IT would go over its maximum indebtedness, so they had been discussing a plan for Columbia Cascade to not collect in FY20-21. That was standard and from Columbia Cascade not collecting the City general fund, they would get approximately \$305,000 with \$911,000 going to the overlapping districts. The discretionary decision for the Heights and

Waterfront Park district to also suspend division of tax, those districts will release about \$1 million to the overlapping districts. \$250,00 of which will accrue to the general fund for the City of Hood River. The City of Hood Rivers proposed budget includes taking the quarter of a million dollars and allocating it to a place holder for an economic relief program; to be developed over the next several months. The money would go where the highest needs is for the community. The FY20-21 proposed budget anticipates going into the next fiscal year with \$5.8 million in the fund balance. \$4.2 million from that number is in Columbia Cascade District. \$866,000 is in the Waterfront District. \$725,000 is in the Heights District. With those fund balances, they can pause collection of additional money and continue all current Urban Renewal activities with fund balances on hand. There is no need to stop Heights Urban Renewal design and they can continue to fund and have the stormwater project in the Waterfront District and because Columbia Cascade District has nearly collected all of its maximum indebtedness's, that full amount remains available for a final project. The plan is to continue all three of those projects in FY20-21 with fund balance and stop collection of division of tax for one year to aid overlapping districts and fund an economic relief program.

Norris stated if the budget committee approves this action, he will be sending all the overlapping districts certified letters asking approval. That would go to the Agency before budget adoption.

Norris review the Urban Renewal general fund; page 5 of the budget document and details on page 8 of the Urban Renewal budget document.

Norris reviewed each of the districts listed below:

- b. Columbia Cascade District
- c. Waterfront District
- d. The Heights District

5. PUBLIC HEARING

Norris read the script for the hearing and opened the hearing. There was no public testimony. Norris closed the public hearing.

6. FINAL DELIBERATIONS

Councilor Saunders stated Norris has mentioned the City has been talking about getting \$250,000 from pausing the Heights and Waterfront Districts and using that for COVID relief. Council has been discussing business support, non-profit and utility assistance. \$250,000 in three different buckets will not go far. During Monday's City Council meeting, Council discussed there was a possibility the money in the Urban Renewal Districts under existing districts funds to do some economic development for businesses in those districts. She does not have a proposal of what that would look like, but she would like to see money dedicated to the three districts. She does not know if that needs to change the budget or where they have money in budgets already. That is something she would really like to see happen.

Polson noted if funds are set aside, the needs are far larger than anything they can put money towards. If they chose to use these funds for temporary aide, they will still need to replace the pipes, and the other Urban Renewal projects. If the money is used on COVID relief, it will be gone. There is no way Urban Renewal will be able to stop the bleeding COVID is creating.

Lassen stated she does not have a problem with pausing for a year but if they start talking about reallocating funds, that gets more challenging. When you look at why Urban Renewal was established, it is for visionary, long-term infrastructure permanent improvement. She does not see using that money for emergency relief. That is not what it was intended for. They have so many longer-term infrastructure projects that have been planned for a long time. She hesitates taking money from that bucket. She also raised the question of equity when money is distributed.

Mayor McBride noted she is leery spending money now on what is hopefully a short-term situation. They will need the money for the parking study project and plans to address the parking issue.

Councilor Counihan agreed with Mayor McBride. He is advocating for it if there is a dire need for the money to assist, something to consider and have available. It does not need to be decided tonight.

Fuller stated in regard to Columbia Cascade, because the money is appropriated very broadly and all of it is appropriated, Council has the legal authority to spend it. Before money is spent, it would come back to the Agency for direction and approval.

Streich stated by the direction of this discussion, he suggested it might be best to wait and place this on a future agenda to discuss further, when they have a better feel what the COVID pandemic impact will be. There is a lot of unknowns right now.

Norris confirmed if the budget committee decided to use funds for COVID relief, they would need to do a vote to do a contingency transfer. They would have even more flexibility in the Columbia Cascade District because there is \$3.6 million allocated to redevelopment projects; it is very broad.

7. APPROVE FY 2020-21 BUDGET

Suggested Motion: I move to approve the proposed FY 2020-21 budget as proposed (or as amended in tonight's deliberations).

Motion: I move to approve the proposed FY 2020-21 budget as proposed.
First: Saunders
Second: Rivera
Discussion: None
Vote: Motion passed

8. REQUEST TAX INCREMENT REVENUES

Suggested Motion: "I move that the Columbia Cascade Plan Area, Hood River Waterfront Plan Area, and Heights District Plan Area suspend division of tax for the FY 2020-21 fiscal year pursuant to ORS 457.455"

Motion: I move that the Columbia Cascade Plan Area, Hood River Waterfront Plan Area, and Heights District Plan Area suspend division of tax for the FY 2020-21 fiscal year pursuant to ORS 457.455.

First: Saunders

Second: McBride

Discussion: None

Vote: Motion passed

9. ADJORN – 7:34 p.m.

_____, Chair

Jennifer Gray, City Recorder

Approved by Budget Committee on _____