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**Hood River Urban Renewal Agency**

211 Second St.  
Hood River, OR 97031  
(541) 386-1488  
[www.cityofhoodriver.com](http://www.cityofhoodriver.com)

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January 11, 2021

**AGENDA**

6:00 p.m.

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URA Members: Kate McBride, Chair  
Hoby Streich  
Jessica Metta

David Meriwether  
Megan Saunders  
Erick Haynie

Mark Zanmiller  
Tim Counihan  
Councilor Rivera

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/87475696829>

**(253) 215 8782**

**Meeting ID: 874 7569 6829**

Members of Urban Renewal Agency 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/>

I CALL TO ORDER

II AGENDA ADDITIONS OR CORRECTIONS

III APPROVAL OF MINUTES – December 14, 2020

Pages 3-6

IV BUSINESS FROM THE AUDIENCE

Urban Renewal Agency encourages community members to talk about issues important to them. If you wish to speak during "Business from the Audience", there are two options to choose from:

1. Submit written comments to the City Recorder at [j.gray@cityofhoodriver.gov](mailto:j.gray@cityofhoodriver.gov) by Monday, January 11, no later than 12 noon in order to distribute to the City Council in one packet for review by 3pm. All comments will be added to the record.

2. To address Council during Business for the Audience, email the request (name of speaker and topic) to [j.gray@cityofhoodriver.gov](mailto:j.gray@cityofhoodriver.gov) by Monday, January 11, no later than 12 noon. Please specify the topic your testimony addresses. Testimony will go in order of requests received. Attendees that have registered will be unmuted by the IT Administrator for 3 minutes to address the URA. Public comment will be by audio only. At the URA Chairs discretion, public comments may be received prior to a specific topic of relevance during the meeting.

V	REGULAR BUSINESS ITEMS	
	1. Urban Renewal Advisory Committee Appointment	Pages 7-13
VI	ITEMS FROM AGENCY MEMBERS	
VII	ADJOURN	

**Urban Renewal Agency**  
**Regular Meeting**  
**December 14, 2020**

Present: Chair Kate McBride, Vice Chair David Meriwether, Hoby Streich, Mark Zanmiller, Megan Saunders, Tim Counihan, Jessica Metta, Erick Haynie, Gladys Rivera

Staff: City Manager Rachael Fuller, Finance Director/ACM Will Norris, City Attorney Dan Kearns, Fire Chief Leonard Damian, Police Chief Neal Holste, Public Works Director Mark Janeck, Senior Project Manager Wade Seaborn, City Recorder Jennifer Gray, GIS Analyst Jonathan Skloven-Gill

Absent:

I CALL TO ORDER – McBride opened the meeting at 6:02 p.m.

II AGENDA ADDITIONS

III APPROVAL OF MINUTES

**Motion:** To approve the meeting minutes of September 14, 2020 as written  
**First:** Saunders  
**Second:** Haynie  
**Discussion:** None  
**Vote:** Motion passed unanimously

IV BUSINESS FROM THE AUDIENCE

V REGULAR BUSINESS ITEMS

1. Waterfront Stormwater Line Replacement Financing (Resolution No. URA-2020-04)  
Norris provided the staff report.

The purpose of this item is to establish the Waterfront District’s contribution to the Waterfront Stormwater Line Replacement project. The project’s funding gap is an estimated \$4.2 Million if no Urban Renewal Dollars are allowed and the Agency requests repayment of the prior \$250,000 in Urban Renewal monies contributed to the project to- date. The Waterfront District has approximately \$2.6 million in remaining maximum indebtedness that can be applied to the project.

A seasonal sinkhole developed over a collapsed section of stormwater pipeline in the waterfront area. The collapsed corrugated metal pipeline was installed by the Army Corps of Engineers in the early 1960s. The City Council received a report detailing the least cost

replacement plan among several alternatives at their August 12, 2019 meeting. The least cost plan raises and relocates the failing line from underneath several buildings and into the public right-of-way. The least cost solution also diverts stormwater runoff from the south away from the waterfront district via an enhanced wetland that drains to the Waucoma Basin.

The City Council authorized Phase I Construction of the stormwater line replacement project at a special meeting on August 31st. This initial phase was necessary to immediately stabilize the Hood River Distillers property ahead of winter. This work was completed in the first week of November. The following phases of the construction will occur over the next two to three years and are still undergoing final design and permitting.

The project's funding gap stands at an estimated \$4.2 Million. The drivers of the funding gap were discussed with the City Council on October 13th, 2020 in the context of a financing resolution.

Below is a summary of considerations:

#### *Alternative Waterfront District Projects*

The Waterfront District has substantially accomplished its intended projects. The remaining projects from the District's Plan include administering a business marketing program and upgrades to Riverside Drive. The Agency held several meetings on the possible funding of Lot 1 improvements in early 2020 but no decisions were made.

#### *Alternative Sources of Locally Controlled Revenue*

Replacement of the Waterfront Stormwater Line must be completed to protect the buildings built over the line and to avoid district flooding. This means that any project funding gap that remains after state, federal, and grant resources are exhausted must be closed with locally controlled revenues. Outside of Urban Renewal funding, the City of Hood River controls:

#### *Stormwater Rates*

The City Council is authorized to set stormwater utility rates by resolution. The City could increase city-wide utility rates sufficient to fund a portion of the Waterfront Stormwater Line project. The City has approximately 3,250 stormwater accounts. If the project's full \$4,244,008 funding gap is applied equally to all accounts, each will pay \$1,305. This amount may be spread over many years.

#### *Local Improvement District*

The City may levy a special property tax assessment on properties benefitted by the Waterfront Stormwater Line, namely waterfront district businesses. The levy may be spread over period of up to 30-years. The City last used a Local Improvement District to pay for a portion of the Cascade District's State Street Improvement project.

#### *General Fund Dollars*

The City's General Fund is fully discretionary based on the City Council's direction. The largest sources of City General Fund revenues are city-wide property taxes, transient room

taxes, franchise fees, ambulance charges, and parking revenues.

This money is principally spent on Police and Fire/EMS services and to a lesser extent Parks, Planning, and other smaller city departments. COVID-19 substantially impaired City revenues. While the organization is operationally stable there is not excess resources for major new projects. Any General Fund contributions to the Waterfront Stormwater Line Replacement project would need to be offset by budget cuts to other programs.

*Increasing Waterfront Maximum Indebtedness*

ORS 457 allows Urban Renewal Districts to increase their total maximum indebtedness after obtaining written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area. This process is available if the Agency wishes to pay for a larger proportion of the Waterfront Stormwater Line Project.

The Urban Renewal Advisory Committee considered this question and voted unanimously to forward the following recommendation to the Urban Renewal Agency Board:

1. Dedicate the balance of available Waterfront District Urban Renewal funds to the Waterfront Stormwater Line Replacement
2. Consider initiating an increased to the Waterfront District's Maximum Indebtedness to offset the loss of the \$1.7 Million Lottery Revenue Bonds

Staff Recommendation: Adopt the attached resolution dedicating the remaining balance of Waterfront District Maximum Indebtedness to the Waterfront Stormwater Line Replacement Project. Staff will return with additional information concerning increasing maximum indebtedness at a future meeting should other sources of outside funds not materialize.

Meriweather noted he understands the need to use the money for this project and it is good use of the money, but it does not in any way accomplish what Urban Renewal is supposed to do; create investment opportunity and opportunity for growth. He would encourage the Agency as they move forward in this process, to consider not going for just the bare minimum in terms of increasing the maximum indebtedness to cover the cost of the project. He thinks there are other things that could be done down the road that would enhance this Urban Renewal District. They should not limit themselves at this time on what the opportunities could be later.

- Motion:** I move that the Urban Renewal Agency adopt Resolution URA- 2020-04, dedicating the balance of remaining Waterfront District Maximum Indebtedness to the Waterfront Stormwater Line Replacement Project.
- First:** Counihan
- Second:** Saunders
- Discussion:** None
- Vote:** Motion passed unanimously

VI ITEMS FROM AGENCY MEMBERS

VII ADJOURN – 6:23 p.m. by unanimous consent.

\_\_\_\_\_  
Kate McBride, Chair

\_\_\_\_\_  
Jennifer Gray, City Recorder

*Approved by the Agency on* \_\_\_\_\_

# URBAN RENEWAL AGENDA ITEM COVER SHEET

**Meeting Date:** January 11<sup>th</sup>, 2020  
**To:** Chair McBride and the Hood River URA Board Members  
**From:** Will Norris, Finance Dir. / Asst. City Manager  
**Subject:** Urban Renewal Advisory Committee Appointment

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## **Background:**

The Urban Renewal Advisory Committee (URAC) meets monthly to review urban renewal plans and provide recommendations to the Urban Renewal Agency Board on urban renewal projects, contract awards, plan amendments, and budget needs.

URAC membership is defined by Resolutions 2012-18 & 2012-28. The URAC consists of seven members. Six of the members are from the public at large who are either property owners or designees of property owners in the City or registered electors residing within the City for at least one year. One member is a City Planning Commissioner. URAC members who are electors in the City of Hood River also serve on the Urban Renewal Agency Budget Committee.

## **Discussion:**

Terms for two seats on the URAC expired on 12/31/2020. The URAC vacancies were advertised on the City website, in the Columbia News, emailed to the Urban Renewal email list, and posted on social media. Three (3) applications from qualified applicants were received, including two (2) incumbents that wish to be reappointed for a subsequent term. A reappointment will extend through 12/31/2023.

## **Recommendation**

Conduct interviews, deliberate, and select appointments for the two Urban Renewal Advisory Committee vacancies. The virtual meeting environment creates challenges for the typical voting process. Two recommended processes are:

- a) Make of direct motion for two candidates to avoid the need for ballot voting
- b) Vote for 1<sup>st</sup> and 2<sup>nd</sup> choice applicants via the chat function. 1<sup>st</sup> choice votes receiving two points and 2<sup>nd</sup> choice votes receiving one point. Staff can tally and report point counts.

## **Alternatives**

Direct staff to reissue the solicitation for URAC members

## **Attachments**

URAC Applications:

- Jack Trumbull (incumbent)
- Amanda Goeke (incumbent)
- Tina McNerthney

# CITY OF HOOD RIVER

## APPLICATION

The Urban Renewal Advisory Committee is a 7-member lay body appointed by the Hood River City Council. Terms of office are for 4 years with each term. The UR Advisory Committee reviews the Urban Renewal plans and provides recommendations to the Agency Board, as well as recommending projects that are consistent with the urban renewal plans and prepare a prioritized list of potential urban renewal projects for the Agency Board. The UR Advisory Committee serves as members of the Agency Budget Committee.

The Committee meets the third Thursday of each month at 5:30 p.m., and there may be an occasion where additional special meetings may occur (budget meetings or attendance at a City Council meeting). Meetings range from 1 to 2 hours in length, depending on the agenda. Additional time outside of meetings may be required to prepare for the meetings.

### PLEASE PRINT

NAME: Amanda Goeke

ADDRESS: \_\_\_\_\_

Hood River, OR 97031

MAILING ADDRESS: same

PHONE: \_\_\_\_\_

CELL PHONE: 1

OTHER PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

OCCUPATION: Small Business Owner

1. What is your interest in service as a member of the UR Advisory Committee?

I have been interested in Urban Renewal since I first heard about it not long after opening a business in the Heights in 2010. My main interest lies in the Heights district of Urban Renewal, but since that is the district with the most work ahead, I think that is appropriate. I live in the Heights (right on the line of the UR district) and I own a business and commercial property in the Heights (within the UR district). I walk around this area daily, and to go anywhere I must drive through the Heights on 12th and 13th streets. I have young children and we walk and bike in this neighborhood all of the time. I shop in the Heights, I eat in the Heights, and I make my living here, and have done so for the past 10+ years. I have been serving on the URAC for the past 2 years, and before I was appointed to the committee, I attended as many public meetings as I could in order to be involved with the plans and the coming changes. The Heights is a wonderful neighborhood, but it could also use many improvements. Being so entrenched in the neighborhood makes me very invested in its future, and inspired to do what I can to help transform it into its best version of itself.

2. What skills, experience or qualifications can you offer the Committee?

As I mentioned above, I bring with me my experience of living, working, and raising a family in the Heights neighborhood.

My business is community centered and I spend a lot of my time in conversation with other community members and get to hear a lot about what is on their minds. I do my best to really listen, to hear the concerns people bring to me.

I have spent the past two years serving on the URAC and have learned a great deal about Urban Renewal in general, and also how the City government operates. (This has given me a more realistic expectation in regards to the process of change, which I did not necessarily have before.) Serving on the committee also has given me the most up-to-date knowledge and understanding of where the City is in the Urban Renewal process, and how we have arrived here. I feel that I bring good questions and an open mind to the table when considering various issues.

3. Please list any other comments which would help the City Council in evaluating you for this position.

I have very much enjoyed my time on URAC these past two years. It has been really exciting to learn all that I have about Urban Renewal and the City. It has been especially exciting to be a part of the selection process for the design team for the Heights District. We are on the cusp of finally making some big progress in that district, and I am so looking forward to that coming to fruition. I would love the opportunity to continue to serve on the committee in order that I may see this project on through implementation. Thank you so much for considering to allow me to continue my service to the city and the people of Hood River on the URAC.

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### PLEASE PRINT

NAME: Jack Trumbull  
\_\_\_\_\_

ADDRESS: \_\_\_\_\_  
Hood River, Oregon 97031  
\_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
Hood River, Oregon 97031  
\_\_\_\_\_

PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

OCCUPATION: owner / operator - funeral director  
\_\_\_\_\_

1. What is your interest in service as a member of the UR Advisory Committee?

*I am active in our community both personally and professionally. I have a vested interest in the Urban Renewal Plan specific to The Heights with a business in the defined area and have been a member of URAC since we adopted our Heights plan.*

2. What skills, experience or qualifications can you offer the Committee?

*As mentioned above ... I am active in our community and serve on in number of different civic & community capacities (Providence Hospital, Rotary, Lions, Chamber of Commerce & HRATS) on a State level I am the past president of our Oregon Funeral Directors Association ... this isn't to pat me on the back but to show that I have a working understanding of how to work within a board or advisory council.*

3. Please list any other comments which would help the City Council in evaluating you for this position.

*I shared above my professional pedigree but what I think is probably my strongest attribute and what I am most proud of is my ability to listen... not just hear what others are saying but to listen to them.*

*I listen to all the voices and to collectively gather all these voices (be it our businesses (i.e. Heights Business Association, civic groups (i.e. Streets Alive) and individuals that have concerns for pedestrian safety) in hopes of a solution and comprise that best serves each group while enhancing the livability of each district that I have helped with (i.e. Columbia State, Waterfront and Heights).*

*I also pride myself on finishing what I start and I am looking forward to our Heights plan come to fruition. I have been a part of URAC since we adopted our Heights plan and learned so much about how Urban Renewal works to be mutually beneficial for the city and for the community.*

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### PLEASE PRINT

NAME: Tina Marie McNerthney

ADDRESS: \_\_\_\_\_, Hood River, OR 97031

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_ Hood River, OR 97031

PHONE: (same as cell phone)

CELL PHONE: \_\_\_\_\_

OTHER PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

OCCUPATION: Investor Communications (Real Estate Profession)

1. What is your interest in service as a member of the UR Advisory Committee?

My husband and I have owned a home in Hood River for nearly 15 years and we also own a home in The Dalles. We were able to relocate to Hood River as full-time residents a year ago when my job afforded me the opportunity to work remotely half the week. I have been engaged in and following local government affairs for several years and am passionate about making a difference in my community. I want to put my highly relevant education and experience to work to help strengthen the economic vitality of Hood River. I'm especially interested in the future of The Heights, which I believe has the potential to build upon the strength of existing neighborhood businesses and become a more vibrant, multimodal, mixed-use commercial corridor.

2. What skills, experience or qualifications can you offer the Committee?

I earned my graduate degree in Urban and Regional Planning from Portland State University and have over 15 years of professional experience in planning and development, both in the public and private sector. From 2002 to 2008, I was an urban renewal consultant with Cascade Economic Development. In partnership with Tashman Johnson LLC and as a solo practitioner, I prepared more than 15 urban renewal plans for cities and counties throughout Oregon, including (but not limited to) Dallas, Monmouth, Salem, Portland, Tigard and Estacada. I also worked on a variety of downtown revitalization and economic development strategies and commercial corridor plans as an associate at Leland Consulting Group and an economic planner at the City of Portland. Since 2015, I have worked as Investor Communications Manager for a reputable Portland-based real estate developer, Urban Development + Partners. I have prepared and reviewed budgets, tax increment financing projections and pro formas for a variety of planning and development projects. I have experience working with diverse stakeholder groups on complex projects.

3. Please list any other comments which would help the City Council in evaluating you for this position.

In recent years, I have served on boards and advisory committees focused on land use, transportation and neighborhood planning. Prior to relocating to Hood River, I served as Secretary of my neighborhood association board (Russell Neighborhood Association) for nearly two years. For the past three years, I have served on Portland's Transportation Advisory Committee (representing my employer) and have had the opportunity to examine and weigh in on parking and transportation policies, projects and programs in the rapidly transforming Central Eastside Industrial District. From 2016 to 2018, I served on the City Club of Portland's Equity and Governance research committee, which produced a report and recommendations to reform Portland's current commission form of government to provide more equitable and effective representation.

I am excited for the opportunity to contribute to smart and sustainable economic growth in Hood River and appreciate your consideration of my application to serve on the Urban Renewal Advisory Committee. Upon request, I am happy to provide additional information on my qualifications and experience.