

MEMBERS PRESENT:

Chuck Ryan Board Chair
Nancy Connolly Board Member
Andrea Blum Board Member
Richard Esterman Board Member
Michael Preedin Board Member

STAFF PRESENT:

Cory Misley Agency Manager
Paul Bertagna PW Director
Joe O'Neill Finance Officer
Patrick Davenport CDD Director
Kerry Prosser Agency Recorder
Nicole Mardell Principal Planner

GUESTS:

Elaine Howard Elaine Howard Consulting, LLC.

I. CALL TO ORDER

The meeting was called to order by Board Chair Ryan at 7:12 p.m., and roll call was taken.

Agency Recorder Prosser submitted a letter for the record form Nicholas Veroske. The Board Members received the letter to review before the meeting.

II. CONSENT AGENDA

A. Minutes

1. January 08, 2020-Regular Meeting

Board Member Connolly made a motion to approve the consent agenda. Board Member Preedin seconded the motion. A roll call vote was taken. The motion carried 5-0.

III. AGENCY BUSINESS

A. Discussion of the History & Duration of the Urban Renewal Plan (URP)

Agency Manager Misley introduced Elaine Howard, our Urban Renewal Agency (URA) consultant who was working with staff on the update of the Urban Renewal Plan (URP). He reviewed the 2019/20 Workplan included creating a new URA strategy. He explained the URP had been in hibernation over the past several years, and staff had been working, with assistance from Ms. Howard, to develop a draft framework for Council to review.

Ms. Howard presented a PowerPoint that reviewed urban renewal basics. She also discussed the duration provision of the current plan. Ms. Howard noted that plans did not usually include a duration provision but were sometimes included because of political will. The current plan did not allow for any projects to begin or additional debt to be incurred after 2023. She noted during the current plan; you had approximately 2.5 million left in spending capacity and under the current duration of the plan, you would not meet the maximum indebtedness limit. She reviewed that if the plan were extended to 2030, the agency would gain capacity of approximately 4.7 million.

Board Member Connolly said, based on our past projects in the URA, why did we use the funds for public projects instead of private projects. Agency Manager Misley replied you could use funds to incentivize private/public partnerships; there were multiple approaches to getting additional development in the URA. One was to partner directly with the private sector and incentivize their projects, and another was to have adequate infrastructure in place to support that development. Agency Manager Misley said the proposed project list had both types but was weighted towards public infrastructure and investment. The bulk of the funding on the proposed list was a couple of projects: Adams Avenue Streetscape and the Locust/US20 roundabout.

Ms. Howard said infrastructure projects were often done to help with capacity and to spur development, and sometimes agencies partner directly with the private sector. She said both were common.

Board Member Preedin said it sounded like there would need to be a lot of thought regarding these projects. He said if the right project came along from a private developer, we should consider it.

Agency Manager Misley reviewed the three components being addressed tonight were the duration of the plan, which impacts the amount of money we had to spend, the project list, and the amount of public outreach needed. He said if Council was not comfortable on providing direct guidance on these options tonight, that was okay, we were not in a rush to move through this project.

Agency Manager Misley reviewed we had three options to consider for the duration:

- Extend the duration indefinitely: under that scenario, we would use all of our maximum indebtedness.
- Leave as is and have two more fiscal years to spend funds, which would be a tight timeframe.
- Extend until 2030: 10 years would allow us to complete our project list.

Agency Manager Misley noted local taxing districts did not like indefinite plans; they would like to know when they would get the additional taxing increment back into their budgets.

Council gave staff direction to move forward on extending the duration to 2030.

- B. Discussion of Updated Project List
- C. Review of Outreach & Timeline for Updates

Agency Manager Misley thought we could have the plan updated by August. As the URA Board, you could unilaterally extend the duration and update the project list. He noted certain types of projects, and an expansion of the URA boundary would need to be approved by the taxing districts. Based on the project capacity of 4.7 million, the list was focused on key public investment projects. There were not any projects on the proposed list that we would have to go back to the taxing districts for approval, and staff only put projects on the list that had a high probability of accomplishment.

Ms. Howard said the question on projects would take more interaction and input from the Board, which could be accomplished at the next meeting. The Board would need to decide how much public input they wanted on the projects or if they were comfortable making those decisions as an agency.

Agency Manager Misley said staff had begun to engage with the taxing districts, and over the next few weeks, we could have conversations with them and get more input on the project list. Agency Manager Misley thought after Council had revised the project list, staff could look at going out for additional public input.

Board Member Blum asked how much flexibility we had with the project list. Ms. Howard said the URA could make amendments to the URP and project list up to a certain amount by resolution. She said at this time, you had the flexibility to replace projects.

Board Member Preedin thought flexibility should be afforded to future Boards but did not see a need to change the language. He said the one project he already supported was the roundabout, and if there was any chance in the next year that we needed funds from the URA for that project he thought we should move forward.

Board Member Esterman liked the flexibility for future Boards.

The Board gave staff direction to move forward on revisiting the project list at the next meeting and reaching out to the taxing districts for additional input.

Board Chair Ryan asked that we keep the URA moving forward, and if there were any projects we needed to move on, we should utilize this tool.

IV. ADJOURN-8:09 PM


Kerry Prosser, Agency Recorder


Chuck Ryan, Board Chair