



City Hall
206 N. Main Street
Toledo, Oregon 97391
6:00 p.m.

TOLEDO URBAN RENEWAL AGENCY
Regular Meeting – also via Zoom Meeting Platform
August 23, 2023

Virtual Meeting: The Urban Renewal Agency will hold the meeting in person for the Agency and staff in person as well as through the Zoom video meeting platform. The public is encouraged to attend the meeting electronically. Visit the meetings page on the city website for meeting login information.

Public Comments: The Urban Renewal Agency may take limited verbal comments during the meeting. Written comments may be submitted by email to lisa.figueroa@cityoftoledo.org 3:00 p.m. the day of the meeting to be included in the record. Comments received will be shared with the Urban Renewal Agency and included in the record.

1. **Call to Order and roll call**
2. **Discussion/Decision Items**
 - Joint session with the Greater Toledo Pool and Recreation District
3. **Consent Agenda**

Minutes from the meetings held November 2, 2022; May 17, 2023; June 21, 2023 and the Urban Renewal Agency Budget Committee meeting held May 9, 2023
4. **Adjournment**

TOLEDO URBAN RENEWAL AGENCY
REGULAR MEETING
November 2, 2022

1. CALL TO ORDER

Board President Rod Cross called the meeting to order at 5:00 p.m. also via Zoom in Toledo, Oregon.

Present	Absent	
X		President Rod Cross
X		Vice Betty Kamikawa
	X	Member Jackie Kauffman
X		Member Rob Duprau
	X	Member Tracy Mix
X		Member Wade Carey
X		Member Kim Bush

Staff present: Director Judy Richter, City Recorder (CR) Lisa Figueroa, City Attorney (CA) Mike Adams

2. PUBLIC COMMENTS

There were no comments.

3. CONSENT AGENDA

Minutes from the meetings held August 3, August 24 and October 19, 2022

Motion – It was moved and seconded (Kamikawa/Carey) to approve the consent agenda as presented and the motion carried unanimously.

4. DISCUSSION/DECISION ITEMS

Discussion regarding priorities for the Urban Renewal Agency for the next five years

Director Richter said she brought this back for review because the Agency adopted a one year budget. The Council reviewed the tally sheets, which were included in the packet. Board Chair Cross noted the balcony at Arcadia Park, the community center, playground at Memorial Park and recreation investments total approximately \$2.5 million. He said he spoke to the Pool District, who indicated they would add \$3.5 million to include a pool. CR Figueroa displayed a map of Memorial Field and Board Chair Cross provided an explanation of a potential community center at Memorial Field. It was noted the pool would have to change position of the pool and raise it because of its proximity to the inundation zone. There was discussion about combining the two facilities into one location.

The Board discussed options of combining the two facilities into one at the current Memorial Field site and then the possibilities of the pool building if were relocated, such as affordable housing, a gym or Public Works storage.

1 Director Richter said the City did not get a seismic grant for the public safety building and
2 encouraged the Board to consider it as one of their priorities. She said there is enough money to
3 replace the roof and the siding, but said it does not make sense to do that without what exterior
4 seismic work needs to be done. She said she will meet with a bond consultant because the general
5 obligation bond for the Fire Department will expire in 2024 and indicated it would be appropriate
6 to replace it with another bond.
7

8 The Board returned to the appropriation sheets and reviewed individual appropriations. There was
9 discussion in regards to projects for City Hall, such as rewiring it and upgrading the apartment
10 wing. The Board requested Director Richter review the sheet and provide a path for the Board to
11 consider based on the recommendations.
12

13 **5. ADJOURNMENT**

14 The meeting adjourned at 5:50 p.m.
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16 Respectfully submitted:
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21 City Recorder Lisa Figueroa

TOLEDO URBAN RENEWAL AGENCY BUDGET COMMITTEE
REGULAR MEETING
May 9, 2023

1. CALL TO ORDER

Chairperson Betty Kamikawa called the meeting to order at 6:00 p.m. electronically via Zoom in Toledo, Oregon.

Present	Absent	
X		Barry Bruster
X		Kim Bush
	X	Wade Carey
X		Rod Cross
	X	Michele Johnson
X		Betty Kamikawa
X		Jackie Kauffman
X		Anne Learned-Ellis
X		Jonathan Mix
X		Tracy Mix
X		David Robinson
		Vacant
		Vacant
		Vacant

Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa, Accounting Supervisor (AS) Cindy Oleman, Public Works Director (PWD) Bill Zuspan, Police Chief (PC) Michael Pace, Library Director (LD) Deborah Trusty, Fire Chief (FC) Larry Robeson, Community Outreach Specialist Katy Keuter

2. APPROVAL OF MINUTES

Member Cross noted the vacant positions were included in the votes.

Motion – Member Cross moved to approve the minutes as amended. Member Kauffman seconded the motion and it carried as follows:

	AYE	NAY	ABSTAIN	ABSENT
Barry Bruster	X			
Kim Bush	X			
Wade Carey				X
Rod Cross	X			
Michele Johnson				X
Betty Kamikawa	X			
Jackie Kauffman	X			
Anne Learned-Ellis	X			
Jonathan Mix	X			
Tracy Mix	X			
David Robinson	X			
Vacant				
Vacant				
Vacant				

1 **3. REVIEW FISCAL YEAR 2023-2024 PROPOSED BUDGET**

2 The Committee reviewed the budget and there was a question in regards to how the funding was determined
3 for business loans. Director Richter noted the Board provided input on how the money would be allocated
4 the first year. She said they worked on a five-year plan and this funding is intended for operations. She said
5 there is another project that will come up in the future that may allow the City to purchase and rehab
6 additional buildings.
7

8 **4. RECEIVE PUBLIC COMMENT ON THE PROPOSED FISCAL YEAR 2023-2024 BUDGET**

9 Chairperson Kamikawa opened the floor for public comments. There were no comments.
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11 **5. ADOPTION OF FISCAL YEAR 2023-2024 PROPOSED BUDGET**

12
13 **Motion** – Member Cross moved to approve the budget for Fiscal Year 2023-2024 in the amount of
14 \$723,128. Member Mix seconded the motion and it carried as follows:
15

	AYE	NAY	ABSTAIN	ABSENT
Barry Bruster	X			
Kim Bush	X			
Wade Carey				X
Rod Cross	X			
Michele Johnson				X
Betty Kamikawa	X			
Jackie Kauffman	X			
Anne Learned-Ellis	X			
Jonathan Mix	X			
Tracy Mix	X			
David Robinson	X			
Vacant				
Vacant				
Vacant				

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18 **6. ADJOURNMENT**

19 The meeting adjourned at 6:05 p.m.
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21 Respectfully Submitted,
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26 City Recorder Lisa Figueroa

**TOLEDO URBAN RENEWAL AGENCY
REGULAR MEETING**

May 17, 2023

5:30 p.m.

1. CALL TO ORDER

Vice-Chair Betty Kamikawa called the meeting to order at 5:30 p.m. also via Zoom in Toledo, Oregon.

Present	Absent	
	X	President Rod Cross
X		Member Betty Kamikawa
	X	Member Jackie Kauffman
X		Member Kim Bush
X		Member Tracy Mix
X		Member Wade Carey
		Vacant

Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa, City Attorney (CA) Mike Adams

2. PUBLIC COMMENTS

There were no comments.

3. DISCUSSION/DECISION ITEMS

Discussion regarding priorities for the Urban Renewal Agency for the next five years

CM Richter presented the urban renewal spending plan. She said the last time the Board reviewed it, they requested it be brought back. She said she prepared the plan based on the input from the Council and noted it is amendable as priorities change. She requested a vote from the Board.

Motion – It was moved and seconded (Carey/Bush) to adopt the Urban Renewal Agency spending plan for the next five years beginning in Fiscal Year 2023-2024 as presented (as it was amended) and the motion carried unanimously.

Vice-Chair Kamikawa verbalized Board Member Mix's (who attended via Zoom online and was muted) vote for the record.

4. ADJOURNMENT

The meeting adjourned at 5:35 p.m.

Respectfully submitted:

City Recorder Lisa Figueroa

TOLEDO URBAN RENEWAL AGENCY
REGULAR MEETING
June 21, 2023

1. CALL TO ORDER

Board President Rod Cross called the meeting to order at 6:01 p.m. also via Zoom in Toledo, Oregon.

Present	Absent	
X		President Rod Cross
X		Member Betty Kamikawa
X		Member Jackie Kauffman
X		Member Tracy Mix
	X	Member Wade Carey
X		Member Kim Bush
		Vacant

Staff present: City Manager (CM) Judy Richter, City Recorder (CR) Lisa Figueroa

2. PUBLIC HEARING

Urban Renewal Agency Hearing. Resolution URA-02 to adopt the budget, make appropriations and declare tax increment financing

Board President Cross opened the public hearing at 6:02 p.m.

Director Richter provided the staff report and said the Urban Renewal Agency budget committee approved the budget without any changes.

Board President Cross opened the floor for public comment and there were no comments.

Board President Cross asked Director Richter to provide the Board a list of what the business loans may be used for.

Board President Cross closed the public hearing at 6:05 p.m.

Motion – It was moved and seconded (Mix/Bush) to approve Resolution No. URA-02 to adopt the Fiscal Year 2023-2024 Budget for the Urban Renewal Agency making appropriations and declaring tax increment financing and the motion carried unanimously.

3. ADJOURNMENT

The meeting adjourned at 6:06 p.m.

Respectfully submitted:

City Recorder Lisa Figueroa