



Council Chambers
Toledo City Hall
206 N. Main Street
Toledo, Oregon 97391

TOLEDO URBAN RENEWAL AGENCY
Regular Meeting – also via Zoom Meeting Platform
October 22nd, 2025

Please Note: *The Urban Renewal Agency meeting will begin following the City Council Executive Session, approximately 5:40 p.m.*

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 krista.miller@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**
 - a. Approval of minutes
 - i. May 20th, 2025 Urban Renewal Agency Budgetary Committee minutes.
 - ii. June 18th, 2025 Urban Renewal Agency Minutes.
 - iii. July 2nd, 2025 Urban Renewal Agency minutes.
3. **Adjournment**

TOLEDO, OR URBAN RENEWAL AGENCY
206 N. Main St. Toledo, Oregon 97391
Urban Renewal Budget Committee Meeting Minutes
 May 20, 2025

Call To Order

Mayor Rod Cross called the meeting to order at 6:00 p.m. also via Zoom in Toledo, Oregon. Quorum is established and Flag Salute was led by the Mayor.

Present	Absent	
X		Director Rod Cross
X		Director President Kim Bush
X		Director Jackie Kauffman
X		Chair Tracy Mix
X		Director Councilor Frank Silvia
X		Director Jackie Burns
X		Director Andrew Keating
X		Barry Brewster
X		Stacy Keating
X		Anne Ellis
	X	Ricky Dyson
	X	Jackie Pace
X		Jonathan mix
		Vacant
		Vacant
X		Interim City Manager David Clyne
X		City Recorder Lisa Figueroa

Call to Order

The Toledo Urban Renewal Agency Budget Committee regular meeting was called to order on May 20, 2025, at 6:00 p.m. The Chair conducted a roll call to determine if a quorum was present.

Present: Barry Brewster, Jackie Burns, Rod Cross, Andrew Keating, Stacy Keating, Anne Ellis, Tracy Mix, Frank Sylvia.

Absent: Ricky Dyson, Jackie Pace, Jonathan Mix (arrived late)

A quorum was established.

Approval of Minutes

The Chair asked for approval of the minutes from the meeting held May 13, 2025.

Motion to approve the minutes from the meeting held May 13, 2025, as circulated. Moved by (Cross/Ellis). Motion carries 11-0-0-2.

URA Budget Committee Member	In Favor	Opposed	Abstained	Absent
Rod Cross	X			
Director Bush	X			
Director Kauffman	X			
Director Mix	X			
Director Silvia	X			
Director Burns	X			
Director Keating	X			
Barry Brewster	X			
Stacy Keating	X			
Anne Ellis	X			
Ricky Dyson				X
Jackie Pace				X
Jonathan Mix	X			
Vacant				
Vacant				

Review Fiscal Year 2025-2026 Proposed Budget

The committee reviewed the proposed budget for fiscal year 2025-2026. The Chair asked if there were any questions or comments on the proposed budget.

The staff noted that the budget is balanced with revenues equal to expenditures. It was explained that approximately \$340,000, roughly half of the budget, is transferred to the general fund for helping to balance it. The department is almost entirely funded by property tax, along with fund balance and interest earnings. Some money is designated for work on the urban renewal lines and for public improvements.

The Mayor clarified that the transfer to the general fund represents the administrative overhead of operating the urban renewal agency.

Judy added that the \$40,000 transfer to the general fund is for services provided to the urban renewal agency.

Barry expressed disappointment that more funding wasn't allocated to Main Street development and the business loan program compared to the amount going to the public safety building. He felt the business loan program deserved more funding, especially since dispatch is no longer going to be in the public safety building.

The Mayor responded that this view showed a misunderstanding of budgeting, noting that urban renewal funds cannot be put into the general fund for general Main Street purposes.

The Interim City Manager explained that the \$300,000 for the public safety building is primarily reserve funds for future needs. They clarified that there will be a public engagement process to determine how that building can best serve public needs since dispatch is no longer with police. The building is included in the urban renewal plan, making it eligible for these funds.

There was further discussion about the business loan program's funding level of \$50,000, with Barry questioning why more couldn't be allocated. It was explained that the program allows for 5 forgivable loans per year, and that's why it was set at that amount. Staff mentioned that in recent years they had to actively recruit businesses to apply for all 5 available loans.

Committee members also briefly discussed the blue paint color of the public safety building, with the Mayor taking responsibility for the choice, noting it was "Boomer blue" and would eventually have yellow trim to match the town's school colors.

Jim, a member of the public, commented that the public needs more information about what urban renewal can and cannot do, and suggested that the \$10,000 loan amount might be too low for meaningful improvements.

Stacy asked about deadlines for new project proposals. Staff explained there is no specific deadline because urban renewal can borrow against incoming dollars of later years. It was also mentioned that the urban renewal district would last until 2040, providing flexibility for future projects.

Receive Public Comment on the Proposed Budget

The Chair asked if there was anyone in the audience or online who wished to speak regarding the proposed budget.

One member of the public, Jim, commented that he appreciated Barry's questions about urban renewal. He suggested better public outreach to inform citizens about urban renewal permitting and processes. He also questioned the \$10,000 loan amount as potentially too low for significant improvements and wondered if it could be increased.

No other public comments were received.

Adoption of Fiscal Year 2025-2026 Proposed Budget

After discussion and no public comment, the committee proceeded to vote on the proposed budget.

Motion to approve the Urban Renewal Budget for fiscal year 2025-2026 in the amount of \$698,096 (Silvia/Cross). Motion carries with one abstention (Barry abstained due to having businesses on Main Street)

Cross/Ellis). Motion carries 10-0-1-2.

URA Budget Committee Member	In Favor	Opposed	Abstained	Absent
Rod Cross	X			
Director Bush	X			
Director Kauffman	X			
Director Mix	X			
Director Silvia	X			
Director Burns	X			
Director Keating	X			
Barry Brewster			X	
Stacy Keating	X			
Anne Ellis	X			
Ricky Dyson				X
Jackie Pace				X
Jonathan Mix	X			
Vacant				
Vacant				

Director Keating would like to have more substance in the budget next year to allow the layperson to easily digest projects and allocations.

Adjournment

The Toledo, OR Budget Committee meeting was adjourned at 8:49PM.

APPROVE:

ATTEST:

Mayor Rod Cross

Interim City Recorder Krista Miller

TOLEDO, OR URBAN RENEWAL AGENCY
206 N. Main St. Toledo, Oregon 97391
Urban Renewal Budget Committee Meeting Minutes
 May 20, 2025

Call To Order

Mayor Rod Cross called the meeting to order at 6:00 p.m. also via Zoom in Toledo, Oregon. Quorum is established and Flag Salute was led by the Mayor.

Present	Absent	
X		Director Rod Cross
X		Director President Kim Bush
X		Director Jackie Kauffman
X		Chair Tracy Mix
X		Director Councilor Frank Silvia
X		Director Jackie Burns
X		Director Andrew Keating
X		Barry Brewster
X		Stacy Keating
X		Anne Ellis
	X	Ricky Dyson
	X	Jackie Pace
X		Jonathan mix
		Vacant
		Vacant
X		Interim City Manager David Clyne
X		City Recorder Lisa Figueroa

Call to Order

The Toledo Urban Renewal Agency Budget Committee regular meeting was called to order on May 20, 2025, at 6:00 p.m. The Chair conducted a roll call to determine if a quorum was present.

Present: Barry Brewster, Jackie Burns, Rod Cross, Andrew Keating, Stacy Keating, Anne Ellis, Tracy Mix, Frank Sylvia.

Absent: Ricky Dyson, Jackie Pace, Jonathan Mix (arrived late)

A quorum was established.

Approval of Minutes

The Chair asked for approval of the minutes from the meeting held May 13, 2025.

Motion to approve the minutes from the meeting held May 13, 2025, as circulated. Moved by (Cross/Ellis). Motion carries 11-0-0-2.

URA Budget Committee Member	In Favor	Opposed	Abstained	Absent
Rod Cross	X			
Director Bush	X			
Director Kauffman	X			
Director Mix	X			
Director Silvia	X			
Director Burns	X			
Director Keating	X			
Barry Brewster	X			
Stacy Keating	X			
Anne Ellis	X			
Ricky Dyson				X
Jackie Pace				X
Jonathan Mix	X			
Vacant				
Vacant				

Review Fiscal Year 2025-2026 Proposed Budget

The committee reviewed the proposed budget for fiscal year 2025-2026. The Chair asked if there were any questions or comments on the proposed budget.

The staff noted that the budget is balanced with revenues equal to expenditures. It was explained that approximately \$340,000, roughly half of the budget, is transferred to the general fund for helping to balance it. The department is almost entirely funded by property tax, along with fund balance and interest earnings. Some money is designated for work on the urban renewal lines and for public improvements.

The Mayor clarified that the transfer to the general fund represents the administrative overhead of operating the urban renewal agency.

Judy added that the \$40,000 transfer to the general fund is for services provided to the urban renewal agency.

Barry expressed disappointment that more funding wasn't allocated to Main Street development and the business loan program compared to the amount going to the public safety building. He felt the business loan program deserved more funding, especially since dispatch is no longer going to be in the public safety building.

The Mayor responded that this view showed a misunderstanding of budgeting, noting that urban renewal funds cannot be put into the general fund for general Main Street purposes.

The Interim City Manager explained that the \$300,000 for the public safety building is primarily reserve funds for future needs. They clarified that there will be a public engagement process to determine how that building can best serve public needs since dispatch is no longer with police. The building is included in the urban renewal plan, making it eligible for these funds.

There was further discussion about the business loan program's funding level of \$50,000, with Barry questioning why more couldn't be allocated. It was explained that the program allows for 5 forgivable loans per year, and that's why it was set at that amount. Staff mentioned that in recent years they had to actively recruit businesses to apply for all 5 available loans.

Committee members also briefly discussed the blue paint color of the public safety building, with the Mayor taking responsibility for the choice, noting it was "Boomer blue" and would eventually have yellow trim to match the town's school colors.

Jim, a member of the public, commented that the public needs more information about what urban renewal can and cannot do, and suggested that the \$10,000 loan amount might be too low for meaningful improvements.

Stacy asked about deadlines for new project proposals. Staff explained there is no specific deadline because urban renewal can borrow against incoming dollars of later years. It was also mentioned that the urban renewal district would last until 2040, providing flexibility for future projects.

Receive Public Comment on the Proposed Budget

The Chair asked if there was anyone in the audience or online who wished to speak regarding the proposed budget.

One member of the public, Jim, commented that he appreciated Barry's questions about urban renewal. He suggested better public outreach to inform citizens about urban renewal permitting and processes. He also questioned the \$10,000 loan amount as potentially too low for significant improvements and wondered if it could be increased.

No other public comments were received.

Adoption of Fiscal Year 2025-2026 Proposed Budget

After discussion and no public comment, the committee proceeded to vote on the proposed budget.

Motion to approve the Urban Renewal Budget for fiscal year 2025-2026 in the amount of \$698,096 (Silvia/Cross). Motion carries with one abstention (Barry abstained due to having businesses on Main Street)

Cross/Ellis). Motion carries 10-0-1-2.

URA Budget Committee Member	In Favor	Opposed	Abstained	Absent
Rod Cross	X			
Director Bush	X			
Director Kauffman	X			
Director Mix	X			
Director Silvia	X			
Director Burns	X			
Director Keating	X			
Barry Brewster			X	
Stacy Keating	X			
Anne Ellis	X			
Ricky Dyson				X
Jackie Pace				X
Jonathan Mix	X			
Vacant				
Vacant				

Director Keating would like to have more substance in the budget next year to allow the layperson to easily digest projects and allocations.

Adjournment

The Toledo, OR Budget Committee meeting was adjourned at 8:49PM.

APPROVE:

ATTEST:

Mayor Rod Cross

Interim City Recorder Krista Miller

TOLEDO CITY COUNCIL
206 N. Main St. Toledo, Oregon 97391
Regular Urban Renewal Meeting
 June 18, 2025

Call To Order

Mayor Rod Cross called the meeting to order at 8:02 p.m. also via Zoom in Toledo, Oregon. Quorum is established and Flag Salute was led by the Mayor.

Present	Absent	
X		Mayor Rod Cross
X		Council President Kim Bush
X		Councilor Jackie Kauffman
X		Councilor Tracy Mix
X		Councilor Frank Silvia
X		Councilor Jackie Burns
X		Councilor Andrew Keating

Staff present: City Manager Pro-Tem (CM) David Clyne.

Visitors/Public Comment

None

Public Hearing

URA-09 Adopting the Urban Renewal Agency Fiscal budget 2025-26.

The hearing was opened at 8:04 PM. No testimony. Hearing closed 8:05PM.

Directors- no comments

Motion made by (Mix/Silvia) to approve Resolution URA-09 a Resolution of the Toledo Urban Renewal Agency adopting a fiscal 2025-26 budget for the URA making appropriations and declaring a tax increment .

The motion carried 7-0 -0-0through a roll call vote.

Director	In Favor	Opposed	Abstained	Absent
Mayor Cross	X			
Council President Bush	X			
Councilor Kauffman	X			
Councilor Mix	X			
Councilor Silvia	X			
Councilor Burns	X			
Councilor Keating	X			

Adjourned at 8:06 PM.

APPROVE:

ATTEST:

Mayor Rod Cross

Interim City Recorder Krista Miller

DRAFT

TOLEDO CITY COUNCIL
206 N. Main St. Toledo, Oregon 97391
Regular Urban Renewal Meeting
 July 2, 2025

1. Call To Order

Mayor Rod Cross called the meeting to order at 7:00 p.m. also via Zoom in Toledo, Oregon. Quorum is established and Flag Salute was led by the Mayor.

Present	Absent	
X	X	Mayor Rod Cross
X		Council President Kim Bush
X		Councilor Jackie Kauffman
X		Councilor Tracy Mix
X		Councilor Frank Silvia
X		Councilor Jackie Burns
X		Councilor Andrew Keating

Staff present: City Manager Pro-Tem (CM) David Clyne.

2. Visitors/Public Comment

a. None

Motion Approval of Letter of Engagement for Hanford & Associates and to direct Interim Manager Clyne sign for Audit Services for Fiscal 2025 and Fiscal 2026 (Silvia/Kauffman). Motion Carries. 4-0-0-1

Council member	In Favor	Opposed	Abstained	Absent
Mayor Cross				X
Council President Bush	X			
Councilor Kauffman	X			
Councilor Mix	X			
Councilor Silvia	X			
Councilor Burns	X			
Councilor Keating	X			

Adjourned at 7:01PM

APPROVE:

ATTEST:

 Mayor Rod Cross

 Interim City Recorder Krista Miller