



Toledo Urban Renewal Agency Budget Committee
Regular Meeting – also via Zoom Meeting Platform
May 5, 2026

Virtual Meeting: The Toledo Urban Renewal Agency Budget Committee will host the meeting in person in the City Hall Council Chambers for the Committee and staff as well as through video conferencing. The public is encouraged to attend the meeting electronically. Visit the [meetings](#) page on the city website for meeting information.

Public Comments: The Toledo Urban Renewal Agency Budget Committee will take comments on the proposed budget for Fiscal Year 2026-2027 during the "Public Comments" portion of the council meeting. There is a time limit of 3 minutes for each comment. If you wish to submit comments to be added to the record for the Committee during this portion of the meeting, please email paul.johnson@cityoftoledo.org by **3:00 p.m. on the day of the scheduled meeting**. Please include your: Name, address, and phone number (optional) and the topic.

Pursuant to ORS 294.426(7), the Urban Renewal Agency's proposed budget for Fiscal Year 2026-2027 will be available to the public on the city documents page of the City website at www.cityoftoledo.org. A hard copy of the proposed budget is available for review Monday through Thursday 8:00 am to 5:00 pm at Toledo City Hall, located at 206 North Main Street.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call and Assertion of a Quorum**
- 4. Election of Chair and Vice-Chair Persons**
- 5. Presentation of the Fiscal Year 2026-2027 URA Budget Message**
 - a. 2026 - 2027 Urban Renewal Agency Draft Budget
- 6. Public Comments**
 - a. In-Person/Online Comments

This notice satisfies the requirements of ORS 192.630 and ORS 192.640 regarding Public Meetings. This meeting is accessible to persons with disabilities. A request for an interpreter, for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting by calling the City Offices at (541)336-2247.

b. Submitted Comments

7. Adjournment

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CITY OF TOLEDO

URBAN RENEWAL AGENCY



PROPOSED BUDGET FISCAL YEAR 2026-2027



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CITY OF TOLEDO, OREGON
FISCAL YEAR 2026-2027
URBAN RENEWAL AGENCY BUDGET

URBAN RENEWAL AGENCY BUDGET COMMITTEE

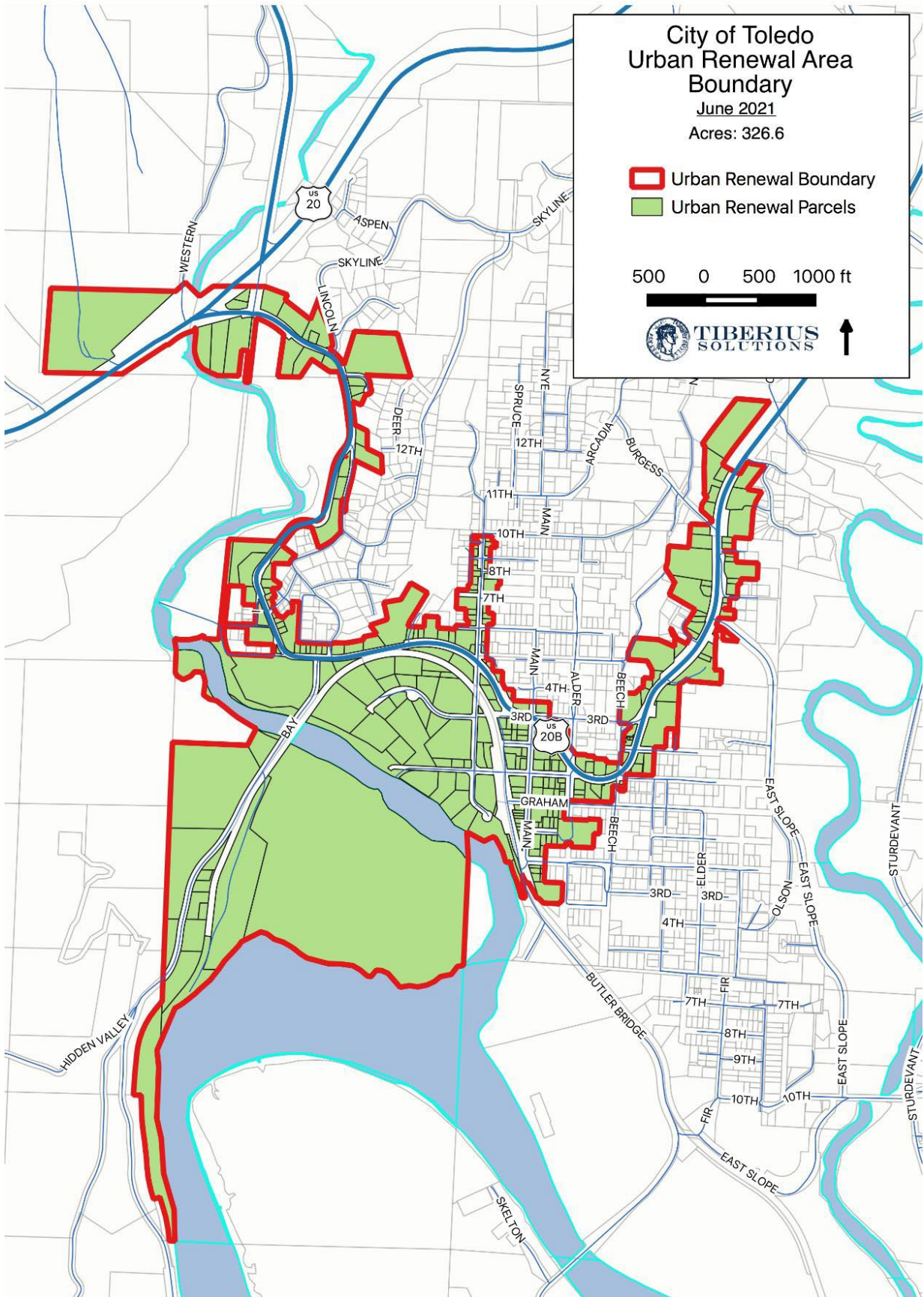
<i>Citizen Members</i>	<i>Directors</i>
Ricky Dyson	President Tracy Mix
Kim Bauman	Frank Silvia
Anne Learned-Ellis	Jackie Kauffman
Barry Bruster	Eric Chambers
Jonathan Mix	Andrew Keating
Dakota McKnight-Todd	Jackie Burns
Stephanie Smith	William Riley III

CITY MANAGEMENT STAFF

City Manager	Rich Huebner
City Recorder	Paul Johnson
Finance Director	Mindy Sutter
Library Director	Harrison Baker
HR Director	Shawna Gribskov
Chief of Police	Michael Pace
Fire Chief	David Lapof
Public Works Director	Brian Lorimor
City Attorney	Souvanny Miller

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2026-2027 Urban Renewal Boundary



May 5, 2026

2026-2027 Budget Message

Members of the Budget Committee:

The Toledo Urban Renewal District was formed upon adoption of the plan by the City of Toledo on August 25, 2021 through Ordinance No. 1397.

The urban renewal program is used to revitalize cities, reduce/eliminate blight and depreciating property values, and create a stronger economic base that increases property values and generates a return on the public investment made within the URD boundaries. URD's are governed by an Urban Renewal Agency (URA) Board. The Toledo City Council operates as the URA Board with a Board President. For the Toledo URD, the Toledo City Council serves as the Board of Directors, with the City Manager serving as the URD Director.

Urban renewal agencies may leverage actual and projected incremental property tax revenues within a designated urban renewal district to issue debt to fund projects that achieve specified goals and objectives identified in its plan.

After projects are completed and debt repaid, the taxing authority of the district is normally terminated and the "tax increment" taxing authority is returned to the respective taxing districts, including the City of Toledo. Alternatively, urban renewal districts may, as ours does now, take a pay-as-you-go approach to complete eligible projects as proceeds are available.

Urban renewal funds are allocated by the County tax assessor due to increases in assessed value over the frozen base within the area. Fiscal year 2026-2027 will be the fifth year the district will receive tax revenue. The amount of revenue from the first year collected was \$387,297.

For fiscal year 2025-2026, staff estimated tax revenue of \$500,000. Similar to the operating budget, for the URD we recognize the current economic climate, and are thus maintaining the projection of \$500,000 for fiscal year 2026-2027, as well as \$5,000 in delinquent taxes. Therefore, the budget has been prepared on that basis. The expenditures line up with the goals of the plan and those set by the District board in their goal setting session.

BUDGET SUMMARY

The fiscal year 2026-2027 Toledo Urban Renewal District Budget is \$916,952. That includes projected revenues, and a Beginning Fund Balance of \$396,452. As required by Oregon Local Budget Law, the budget is balanced in that Revenues and Expenditures are equal. The only revenues anticipated are property taxes and interest to help offset some of the Inflow & Infiltration (I&I) expense we propose for the coming year, along with further investment into the Public Safety/Civic Center Building and public improvements within the URD boundaries.

The Toledo Urban Renewal Plan is an important tool to accomplish many of the long-term goals of the City.

Sincerely,



Rich Huebner

Director – Toledo Urban Renewal Agency



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2023-2024	2024-2025	2025-2026	2025-2026	Account		2026-2027		2026-2027		
Actuals	Actuals	Adopted	Est Actuals	Number	Urban Renewal Agency	FTE	Proposed	Approved	\$ Change	% Change
090-000 Revenues										
258,932	247,318	182,596	392,364	400100	Beginning Fund Balance		396,452	-	213,856	117%
417,410	477,840	500,000	478,000	400200	Current Taxes		500,000	-	-	0%
2,089	3,793	3,500	6,500	400300	Delinquent Taxes		5,000	-	1,500	43%
13,938	12,800	10,000	17,131	400400	Interest		15,000	-	5,000	50%
779	2,956	2,000	500	402700	Refunds & Misc		500	-	(1,500)	-75%
693,149	744,706	698,096	894,495				916,952	-	218,856	31%
090-900 Materials & Services										
206	164	5,000	-	607500	Special Purchases		5,000	-	-	0%
20,624	14,179	15,000	3,000	608100	Contracts & Other Services		15,000	-	-	0%
20,830	14,342	20,000	3,000				20,000	-	-	0%
090-900 Capital Outlay										
-	-	100,000	100,000	620550	I & I Improvement		75,000	-	(25,000)	-25%
-	3,000	188,096	45,043	628200	Public Improvements		608,952	-	420,856	224%
-	3,000	288,096	145,043				683,952	-	395,856	137%
090-900 Transfers										
340,000	300,000	300,000	300,000	629700	Transfer to Pub Safety Remodel		100,000	-	(200,000)	-67%
35,000	35,000	40,000	40,000	630300	Transfer to General Fund		40,000	-	-	0%
375,000	335,000	340,000	340,000				140,000	-	(200,000)	-59%
090-900 Special Payments										
50,000	-	50,000	10,000	631990	Business Loan Program		73,000	-	23,000	46%
50,000	-	50,000	10,000				73,000	-	23,000	46%
693,149	744,706	698,096	894,495		FUND REVENUE		916,952	-	218,856	31%
445,830	352,342	698,096	498,043		FUND EXPENDITURES		916,952	-	218,856	31%
247,318	392,364	-	396,452		FUND TOTAL		(0)	-	(0)	#DIV/0!

