



City Hall
206 N. Main St
Toledo, Oregon 97391
6:00 PM

**Toledo Urban Renewal Agency Budget Committee
Regular Meeting – also via Zoom Meeting Platform
May 12, 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. Consent Agenda**
 - a. May 5, 2026 URA Budget Committee Minutes
 - b. May 20, 2025 URA Budget Committee Minutes
- 5. Review/Discussion of the 2026-2027 URA Budget**
- 6. Public 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.

- a. In-Person/Online Comments
 - b. Submitted Comments
- 7. Decision Items**
Motion for reference – I move to approve the Toledo Urban Renewal Agency Budget (as amended if necessary) for Fiscal Year 2026-2027 in the amount of \$\$\$\$\$
- 8. Adjournment**

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.

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



**URBAN RENEWAL AGENCY
 Budget Committee Meeting Minutes
 May 5, 2026**

1. Call to Order

- a. Budget Officer Rich Huebner called the meeting to order at 6:06 p.m.; also via Zoom in Toledo, Oregon and lead the Pledge of Allegiance.

2. Roll Call and Determination of Quorum

- a. City Recorder Johnson took roll call and determined a quorum is present.

Committee Member	Present	Absent	Via Zoom
President Mix	X		
Director Chambers			X
Director Kauffman	X		
Director Silvia	X		
Director Burns		X	
Director Keating	X		
Director Riley	X		
Barry Bruster	X		
Ricky Dyson	X		
Dakota McKnight-Todd	X		
Anne Learned-Ellis	X		
Jonathan Mix	X		
Stephanie Smith	X		
Kim Bauman	X		

- b. City Manager Rich Huebner. Public Works Director Brian Lorimor, Accounting Supervisor Cindy Oleman, HR Director Shawna Gribskov, Fire Chief Dave Lapof, Finance Director, Mindy Suttter, Interim Financial Director Judy Richter, City Recorder Paul Johnson

3. Election of Budget Committee Chair and Vice-Chair

- a. City Manager Rich Huebner opened nominations for Chair of the URA Budget Committee. He noted that there is no eligibility requirement — any of the 14 committee members may serve, regardless of whether they are a council member or an appointed community member.

- b. Director Kauffman nominated President Tracy Mix to serve as Chair of the URA Budget Committee, and was seconded by Director Keating. No further nominations were received. The motion carried unanimously on a roll call vote.

Committee Member	Yes	No	Abstain
President Mix	X		
Director Chambers	X		
Director Kauffman	X		
Director Silvia	X		
Director Burns	Absent		
Director Keating	X		
Director Riley	X		
Barry Bruster	X		
Ricky Dyson	X		
Dakota McKnight-Todd	X		
Anne Learned-Ellis	X		
Jonathan Mix	X		
Stephanie Smith	X		
Kim Bauman	X		

- c. URA Budget Committee Chair Tracy Mix then presided over the nomination of a Vice-Chair.
- d. President Mix nominated Barry Bruster to serve as Vice-Chair of the URA Budget Committee, seconded by Anne Learned-Ellis. No further nominations were received. The motion carried unanimously on a roll call vote.

Committee Member	Yes	No	Abstain
President Mix	X		
Director Chambers	X		
Director Kauffman	X		
Director Silvia	X		
Director Burns	Absent		
Director Keating	X		
Director Riley	X		
Barry Bruster	X		
Ricky Dyson	X		
Dakota McKnight-Todd	X		
Anne Learned-Ellis	X		
Jonathan Mix	X		
Stephanie Smith	X		
Kim Bauman	X		

4. Presentation of the Fiscal Year 2026-2027 URA Budget Message.

- a. City Manager Rich Huebner read the FY 2026–2027 URA Budget Message into the record, as required by Oregon law. Key points of the message included: the Toledo Urban Renewal District was established on August 25, 2021, via Ordinance No. 1397; the URA operates on a pay-as-you-go model rather than issuing debt; FY 2026–2027 will be the fifth year the district receives tax increment revenue; and the overall budget is balanced at \$916,952, incorporating projected revenues and a beginning fund balance.

5. Discussion of Budget

- a. City Manager Rich Huebner noted the proposed budget is presented as a single-page document on page 6 of the URA budget packet. The committee discussed whether to take up detailed review at this meeting or defer to the following week's session. Director Keating noted that the established practice has been to review materials at home following the first meeting and conduct a deeper review at the subsequent session. The committee concurred with deferring detailed deliberations.
- b. Discussion touched on several items, summarized below.
 - i. Property Tax Revenue & Budget Totals
 1. The budget projects \$500,000 in property tax revenue, consistent with the prior year's estimate, plus \$5,000 in anticipated delinquent taxes, for a total budget of \$916,952 inclusive of a beginning fund balance of \$396,452.
 - ii. Financial Impact & Community Benefit
 1. The \$916,952 total budget is funded entirely through tax increment financing — specifically, incremental property tax revenue generated within the Toledo Urban Renewal District — making this a recurring, revenue-generating funding source. The projection of \$500,000 in property taxes is held flat from the prior year given current economic conditions, reflecting fiscal caution. Revenues support public improvements and the business loan program within the URD, benefiting both property owners and businesses by improving infrastructure, addressing blight, and stimulating private investment. Progress is trackable through loan awards, completed projects, and assessed value growth within the district boundaries.
 - iii. Business Loan Program
 1. The business loan program has \$73,000 allocated for FY 2026–2027, up from the \$50,000 adopted in the prior year. Of the prior year's allocation, only \$10,000 was expended — a single applicant received an award — with one additional \$10,000 award anticipated before the close of the current budget year. Committee members noted that the \$10,000 per-applicant cap makes it difficult for business owners to undertake meaningful improvements, as \$10,000 alone is insufficient to complete most structural or exterior projects. City Manager Rich Huebner clarified that the URA board has the authority to amend the plan and revisit the per-applicant cap. An additional application was

reported to be in preparation, with bids being finalized. City Manager Rich Huebner encouraged submission by early June to allow sufficient time for board approval and disbursement before fiscal year-end.

iv. Financial Impact & Community Benefit

1. The \$73,000 business loan program allocation is drawn from URA tax increment revenues and is a recurring annual appropriation. The increased allocation reflects the URA board's stated goal of encouraging greater participation in the program. The concrete benefit to Toledo businesses is low-cost financing for exterior and structural improvements within the URD, directly supporting revitalization and increased property values. Metrics for oversight include the number of applications received, awards made, and assessed value changes on improved properties. The two-year lien period tied to each award serves as an accountability mechanism ensuring funds are tied to completed, documented improvements.

v. Abatement & Code Enforcement

1. Director Eric Chambers raised whether property abatement could be funded through the URA's capital public improvements line item. City Manager Rich Huebner and Chair Tracy Mix both indicated that abatement of blighted properties is consistent with the URA plan's goals of eliminating blight and maintaining property values. City Manager Rich Huebner noted he would confirm the specifics — including whether abatement costs are capitalizable — with the city's financial advisors ahead of the next meeting. Finance staff noted that while the plan allows for property acquisition, rehabilitation, and resale, the question of capitalizing demolition or abatement costs warranted verification with outside experts.

vi. Capital Outlay — Inflow & Infiltration

1. In response to a question about the capital outlay line item, it was noted that current capital projects include manhole rejuvenation and cured-in-place pipe lining of sewer lines to mitigate inflow and infiltration within the URD.

vii. Financial Impact & Community Benefit

1. Capital improvement expenditures are funded from URA tax increment revenues and represent one-time or project-based spending. Addressing inflow and infiltration in the sewer system directly benefits Toledo residents and ratepayers by reducing the volume of extraneous water entering the system, lowering long-term maintenance costs, and protecting infrastructure within the renewal district. The broad definition of "public improvements" under the URA plan provides flexibility to direct funds toward the highest-priority projects as identified by the council and board.

viii. Business Outreach Discussion

1. A committee member raised the idea of proactively reaching out to property owners within the URD to inform them of available

programs. City Manager Rich Huebner noted that any outreach would need to be uniform — a mailed letter to all property owners within the district — to avoid liability concerns that could arise from selective outreach. It was suggested that the URA director raise the concept of a formal outreach effort with the City's Main Street program, which was noted as a potential partner. City Manager Rich Huebner noted this would require direction from the URA board to staff.

6. Public Comments

- a. In-person/Online Comments
 - i. City Manager Rich Huebner opened the public comment period. No members of the public were present in the chamber. No online participants raised a digital hand to comment.
- b. Submitted Comments
 - i. No submitted comments were reported.

7. Adjournment

- a. With no further business before the committee, Chair Tracy Mix granted City Manager Rich Huebner permission to adjourn. The URA Budget Committee meeting was adjourned at 6:32 PM.

APPROVE:

ATTEST:

President Tracy Mix

City Recorder Paul Johnson