



*City of Florence*  
**A City in Motion**

## **Florence Urban Renewal Agency (FURA) Regular Meeting**

In Person & Videoconference  
250 Hwy 101  
Florence, OR 97439  
541-997-3437  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting, and can be found of the City of Florence website at [www.ci.florence.or.us/urbanrenewal](http://www.ci.florence.or.us/urbanrenewal).
- Items distributed during the meeting and meeting minutes are posted to the City's website at [www.ci.florence.or.us/urbanrenewal](http://www.ci.florence.or.us/urbanrenewal) as soon as practicable after the meeting.
- To be notified of Urban Renewal meetings via email, please visit online at [www.ci.florence.or.us/newsletters/subscriptions](http://www.ci.florence.or.us/newsletters/subscriptions).

**August 23, 2023**

## **AGENDA**

**5:30 p.m.**

### **FURA Directors:**

Vice-Chair Dave Braley  
Graham Ross

### **Chairperson, Mike Webb**

Ron Caputo  
Bill Meyer

Rob Ward  
Susy Lacer

Sally Wantz  
Ron Moore

With 48-hour prior notice, an interpreter and/or TTY: 541-997-3437, can be provided for the hearing impaired.

Meeting is wheelchair accessible.

Proceedings will be available after the meeting on the City's Vimeo Site.

### **The Florence Urban Renewal Agency meeting will be held in person at Florence City Hall.**

In addition, members of the public can listen and view the meeting through the 'GoToWebinar' platform at the following link: <https://attendee.gotowebinar.com/register/8850511584428381789>

Citizens wishing to express their views may submit comments in writing or verbally. For more information, please see the end of this agenda.

### **CALL TO ORDER – ROLL CALL**

**5:30 p.m.**

#### **1. APPROVAL OF AGENDA**

#### **2. PUBLIC COMMENT**

This is an opportunity for members of the public to bring to the Florence Urban Renewal Agency's attention any item not otherwise listed on the agenda. Please see the end of this agenda for methods to provide comments on items that are not on the agenda.

Mike Webb  
Chairperson

### **ACTION ITEMS**

*Please see the end of this agenda for methods to provide comments on action items.*

#### **3. APPROVAL OF MINUTES**

Consider approval of the Florence Urban Renewal Agency meeting minutes of May 24, 2023.

Lindsey White  
City Recorder

### **REPORTS & UPDATES**

#### **4. QUINCE STREET HOTEL DEVELOPMENT UPDATE**

- A. Matt Braun will provide an update on the progress of the hotel development.
- B. Staff will provide an update on the DDA timelines for the development.

Megan Messmer  
Assistant City Manager

#### **5. SUB-COMMITTEE ASSIGNMENT DISCUSSION**

This is an opportunity for the chair to activate a sub-committee to address the work plan item to evaluate potential barriers for redevelopment within the District.

FURA Board

#### **6. QUARTERLY FINANCIAL REPORT**

Review the June 30, 2023 quarterly financial report for the Florence Urban Renewal Agency.

Lezlea Purcell  
Finance Manager

#### **7. CITY MANAGER REPORT**

Erin Reynolds  
City Manager

## PUBLIC MEETINGS PROCEDURES

**Expressing Views to the Agency:** Citizens wishing to express their views to the Florence Urban Renewal Agency may do so in both written and verbal formats.

1. Written Testimony: Citizens wishing to express their views to the Florence Urban Renewal Agency are encouraged to submit written testimony in one of the following ways:
  - a. Submit written comments via email to City Recorder at [Lindsey.white@ci.florence.or.us](mailto:Lindsey.white@ci.florence.or.us);
  - b. Mail written comments to Florence City Hall, Attn: FURA, 250 Hwy 101, Florence, OR 97439
  - c. Drop off written comments at Florence City Hall (250 Hwy 101) during regular office hours (Monday through Friday (8 a.m. – 12 p.m., 1 p.m. – 4 p.m.) or at the City of Florence drop box located at Florence City Hall to the right of the main entrance.
- \*\* Note:** Written comments received at least 2 hours prior to the meeting (August 23, 2023 at 3:30 p.m.) will be distributed to the Florence Urban Renewal Agency, posted to the City of Florence website, and made part of the record.
2. Verbal Testimony: Citizens wishing to express their views to the Florence Urban Renewal Agency may participate in the meeting at Florence City Hall or via GotoWebinar. To do so, please complete a speaker's card online at <https://www.ci.florence.or.us/urbanrenewal/request-address-fura-speakers-card> at least 1 hour prior to the meeting (August 23, 2023 at 4:30 p.m.). City staff will then contact the speaker to let them know the process to participate in the meeting.
  - a. Public Comments on items not on the agenda: General public comments (on items not on the FURA agenda) will be allowed at each Florence Urban Renewal Agency meeting during the public comment agenda item. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all items. In practicality, this means no more than five individuals will be allowed to comment verbally. There is no limit on written public comments.
  - b. Public Hearing Testimony: Testimony on public hearing items will be allowed when a public hearing is held. Verbal comments will be allowed on public hearing items after staff has given their report and have allowed time for initial Agency questions. In general (with some exceptions for Land Use hearings), comments are limited to five minutes per person with no limit on the number of speakers.
  - c. Public Comments on Action Items: Public Comments will be allowed on each action item on the Florence Urban Renewal Agency agenda. Verbal comments will be allowed on action items after staff has given their report and have allowed time for initial Agency questions. Comments will be limited to three (3) minutes per person, with a maximum of 15 minutes for all comments on each action item. In practicality, this means no more than five (5) individuals will be allowed to comment verbally. There is no limit on written public comments.

**For more information on the City of Florence's Public Meeting Policies, visit the City of Florence website at <https://www.ci.florence.or.us/council/rules-procedure>.**

*This document is supplemented by agenda packet materials, meeting materials distributed and electronic audio / video recordings of the meeting and may be reviewed upon request to the City Recorder.*

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**Florence Urban Renewal Agency Meeting  
Florence City Hall  
250 Hwy 101  
Final Action Minutes  
May 24, 2023**

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**CALL TO ORDER - ROLL CALL**

Meeting called to order at 5:30 p.m.

Directors Present: Chairperson Mike Webb, Vice-Chair Dave Braley, Directors  
*(In person and via Videoconference)* Ron Caputo, Rob Ward, Sally Wantz, Bill Meyer, Ken Henderson, and Ron Moore.

Directors Absent: Director Graham Ross.

Staff Present: City Recorder Lindsey White, Assistant City Manager Megan Messmer, Administrative Services Director Anne Baker, and Finance Manager Lezlea Purcell.

Guests Present: None

**1. APPROVAL OF AGENDA**

Start Time: 5:31 p.m.

Discussion: Approval of the May 24, 2023 meeting agenda as presented.  
– Unanimous Consent–

**2. PUBLIC COMMENT**

This is an opportunity for members of the audience to bring to the Council's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person, with a maximum time of 15 minutes for all items. Speakers may not yield their time to others.

Start Time: 5:31 p.m.

Discussion: No speaker's cards or written comments received.

## **PUBLIC HEARING & ACTION ITEMS**

### **3. FLORENCE URBAN RENEWAL AGENCY 2023-2025 BIENNIAL BUDGET**

#### **A. PUBLIC HEARING ON 2023-2025 FURA BUDGET**

Hear and consider written and oral testimony on the 2023-2025 budget.

Start Time: 5:32 p.m.

Process Reading: CR White read the Public Hearing Script and officiated the procedures.

Handouts: Public Hearing Script

Public Hearing: Opened at 5:33 p.m.

Discussion: No speaker's cards received.

Public Hearing: Closed at 5:34 p.m.

#### **B. ADOPTION OF 2023-2025 FURA BUDGET**

Consider adoption of **Resolution No. 1, Series 2023**, performing the following:

- Adopting the 2023-2025 Biennial Budget
- Making appropriations for the agency
- Authorizing levy of property taxes for the agency

Start Time: 5:34 p.m.

Discussion: ACM Messmer and ASD Baker presented the staff presentation.

Handouts: Staff Presentation

Discussion: The Florence Urban Renewal Agency discussed...

- Making forward progress on important items.
- Concerns about spending more than taking in.
- Comfortable with figures as presented.
- Clarification on Quince Hotel contributions and ability to recoup funds.

Comments: All Directors present.

Action: Adopt **Resolution No. 1, Series 2023**

Motion: Director Braley

Second: Director Ward

Roll Call Vote: Director Caputo, 'Aye'  
Director Wantz, 'Aye'  
Director Braley, 'Aye'  
Director Meyer, 'Aye'

Director Ward, 'Aye'  
Director Henderson, 'Aye'  
Director Moore, 'Aye'  
Chairperson Webb, 'Aye'  
Motion passes 'Unanimously'

#### **4. APPROVAL OF MINUTES**

Consider approval of the Florence Urban Renewal Agency meeting minutes of March 22, 2023 and April 26, 2023.

Start Time: 5:51 p.m.

Discussion: The Florence Urban Renewal Agency discussed...

- No discussion.

Action: Approval of the Florence Urban Renewal Agency meeting minutes of March 22, 2023 and April 26, 2023.

Motion: Director Ward

Second: Director Meyer

Vote: Unanimous

### **REPORTS & UPDATES**

#### **5. QUARTERLY FINANCIAL REPORT**

Review the March 31, 2023 quarterly financial report for the Florence Urban Renewal Agency.

Start Time: 5:52 p.m.

Discussion: FM Purcell presented the staff presentation.

Handouts: Staff Presentation

Discussion: No discussion.

#### **6. CITY MANAGER REPORT**

Start Time: 5:55 p.m.

Discussion: The Florence Urban Renewal Agency discussed...

- Director Henderson's final meeting and welcoming Susy Lacer to FURA Board at June meeting.
- Upcoming City Meetings and Events.

Comments: All Directors present.

Meeting adjourned at 5:58 p.m.

**ATTEST:**

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Mike Webb, Chairperson

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Lindsey White, City Recorder