



Florence Urban Renewal Agency (FURA) Regular Meeting

In Person & Videoconference
250 Hwy 101
Florence, OR 97439
541-997-3437
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 on the City of Florence website at 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 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.

November 15, 2023

AGENDA

5:30 p.m.

FURA Directors:

Vice-Chair Dave Braley
Graham Ross

Chairperson, Mike Webb

Bill Meyer
Ron Moore

Rob Ward
Susy Lacer

Sally Wantz
Vacant

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/3069927059793272407>

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. **RON CAPUTO RESIGNATION RECOGNITION**
2. **APPROVAL OF AGENDA**
3. **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.

4. **APPROVAL OF MINUTES**

Consider approval of the Florence Urban Renewal Agency meeting minutes of August 23, 2023.

Lindsey White
City Recorder

5. **2024 FURA MEETING DATES**

Review and consider approval of 2024 FURA meeting dates.

Erin Reynolds
City Manager

REPORTS & UPDATES

6. **SUBCOMMITTEE UPDATES**

The Code Review and Quince Street Property Subcommittees will provide updates to the Florence Urban Renewal Board.

Lindsey White
City Recorder

7. **CITY MANAGER REPORT**

Erin Reynolds
City Manager

FURA CALENDAR		
<i>All meetings are held in person with a virtual option unless otherwise indicated</i>		
Date	Time	Description
December 20, 2023	5:30 p.m.	FURA Regular Session

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;
 - 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 (November 15, 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 (November 15, 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.

**Florence Urban Renewal Agency Meeting
Florence City Hall
250 Hwy 101
Final Action Minutes
August 23, 2023**

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, Sally Wantz, Graham Ross, Bill Meyer, Susy Lacer, and Ron Moore.

Directors Absent: Director Rob Ward.

Staff Present: City Manager Erin Reynolds, Assistant City Manager Megan Messmer, and Finance Manager Lezlea Purcell.

Guests Present: Braun Hospitality Representative Matt Braun and his Equity Partner Steve Anderson.

1. APPROVAL OF AGENDA

Start Time: 5:31 p.m.

Discussion: Approval of the August 23, 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.

ACTION ITEMS

3. APPROVAL OF MINUTES

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

Start Time: 5:32 p.m.

Discussion: The Florence Urban Renewal Agency discussed...

- No discussion.

Action: Approval of the Florence Urban Renewal Agency meeting minutes of May 24, 2023.

Motion: Director Meyer

Second: Director Wantz

Vote: 7-0 (Director Ward absent, Director Ross not present when voting took place)

REPORTS & UPDATES

4. QUINCE STREET HOTEL DEVELOPMENT UPDATE

A. Matt Braun will provide an update on the progress of the hotel development.

Start Time: 5:35 p.m.

Discussion: Mr. Matt Braun of Braun Hospitality provided an update on the progress of the hotel development.

Handouts: Staff Presentation

B. Staff will provide an update on the Development and Disposition Agreement (DDA) timelines for the development.

Start Time: 5:40 p.m.

Discussion: ACM Messmer and CM Reynolds presented the staff presentation.

Handout: Staff Presentation

Discussion: The Floral Urban Renewal Agency discussed...

- Understanding DDA Public Participation.
- Understanding Quince Street Participation contribution.
- A question was asked and answered regarding the maximum extension allowed. Staff answered that the DDA allows an Administrative Extension of up to 180 days from the original termination date. The original Closing or Termination date was set at December 7,

2023. The requested extension of 180 days would result in a revised Closing or Termination Date of June 5, 2024.

- A question was asked if the criteria for financial feasibility was being met. The criteria for financial feasibility and conditions being diligently pursued for satisfaction of the DDA were reviewed by staff referencing the Developers comments made in their presentation. It is City Manger's intention to grant the 180-day extension being requested based on the legal and staff review as it has been determined that the legal obligations of the DDA are being met by the Developer satisfying the conditions set forth in the DDA. Economy has changed since June 2022, addressing difficulty of bringing in additional investors.
- Understanding reasons for requesting deadline extension.
- Appreciating dedication and optimism on the project.

Comments: All Directors present.

Discussion:

Staff discussed...

- After meeting the criteria, a 180-day extension would be granted.
- Seeking input from attorney what process would be for updating timeline.

Comments: CM Reynolds and ACM Messmer.

Discussion:

Mr. Matt Braun discussed...

- Ability to find other partners to bring on board, bringing one to meeting tonight.
- Moving forward with next round of investment.
- Having two lenders with engagement letters interested in financing project.
- Having \$750,000 committed and just under \$450,000 in monies so far in legal fees and design costs.
- Finding investors and putting together packages takes time.
- Construction costs have stabilized.
- Hotel will have a mix of room sizes.

Discussion:

Staff discussed...

- From the Urban Renewal’s perspective: policy decisions have been made.
- Purchase of the entire parcel was a policy decision made by the Board. It is an asset that the Board chose to invest in and is part of the Plan.
- Already more valuable than when it was purchased due to the work than was done by partitioning.
- Separating the property into three parcels will make development more feasible for development and construction. Creating the Siuslaw Estuary Trail on its own City owned parcel, and separate from the private development where it would have been a challenge, will be an amenity to the community.
- Property to the north is a property that the Board intends to realize a return on investment.
- Florence Events Center has been open for 25 years and has been attracting quality conferences without a hotel.
- Seeking to attract more mid-week conferences.

Comments: CM Reynolds.

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.

Start Time: 6:34 p.m.

Discussion: The Floral Urban Renewal Agency discussed...

- Selecting sub-committee members for Code Review.
 - Chairperson Webb, Directors Braley, Moore, and Lacer.
- Selecting sub-committee members for Quince Parcel #1 Lot.
 - Chairperson Webb, Directors Ross, Meyer, and Moore.
- Recapping protocols for sub-committees.
- Striving to recommend best use of land for north parcel.
- Understanding what happens if DDA is terminated in 2024.

Comments: All Directors present.

6. QUARTERLY FINANCIAL REPORT

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

Start Time: 6:54 p.m.
Discussion: FM Purcell presented the staff presentation.
Handout: Staff presentation.
Discussion: The Florence Urban Renewal Agency discussed...

- Understanding revenue figures of General Fund.

Comments: All Directors present.

7. CITY MANAGER REPORT

Start Time: 7:03 p.m.
Discussion: The Florence Urban Renewal Agency discussed...

- Upcoming City Meetings and Events.
- Close-out of ReVision Florence project.
- Landscaping maintenance being provided by Laurel Bay and Public Works staff for ReVision Florence corridor.
- Director Ron Caputo considering resigning from Board due to health issues.

Comments: All Directors present.

Meeting adjourned at 7:10 p.m.

ATTEST:

Mike Webb, Chairperson

Lindsey White, City Recorder

Tentative FURA Calendar - 2024

January

M	Tu	W	Th	F	Sa/Su
1 New Years Day Holiday Observed	2	3	4	5	6 & 7
8	9	10	11	12	13 & 14
15 Martin Luther King Jr. Holiday	16	17	18	19	20 & 21
22	23	24 FURA Regular Session	25	26	27 & 28
29	30	31			

February

M	Tu	W	Th	F	Sa/Su
			1	2	3 & 4
5	6	7	8	9	10 & 11
12	13	14	15	16	17 & 18
19 Presidents Day Holiday	20	21	22	23	24 & 25
26	27	28 FURA Regular Session	29		

March

M	Tu	W	Th	F	Sa/Su
				1	2 & 3
4	5	6	7	8	9 & 10
11	12	13	14	15	16 & 17
18	19	20 FURA Regular Session	21	22	23 & 24
25	26	27	28	29	30 & 31
Spring Break					Easter

April

M	Tu	W	Th	F	Sa/Su
1	2	3	4	5	6 & 7
8	9	10	11	12	13 & 14
15	16	17	18	19	20 & 21
22	23	24 FURA Regular Session	25	26	27 & 28
29	30				

May

M	Tu	W	Th	F	Sa/Su
		1	2	3	4 & 5
6	7	8	9	10	11 & 12
13	14	15	16	17	18 & 19
20	21	22 FURA Regular Session	23	24	25 & 26
27 Memorial Day Holiday	28	29	30	31	

June

M	Tu	W	Th	F	Sa/Su
	4	5	6	7	8 & 9
10	11	12	13	14	15 & 16
17	18	19 FURA Regular Session	20	21	22 & 23
24	25	26	27	28	29 & 30
OCCMA Conference					
30					

July

M	Tu	W	Th	F	Sa/Su
1	2	3	4 Independence Day Holiday	5	6 & 7
8	9	10	11	12	13 & 14
15	16	17	18	19	20 & 21
22	23	24 FURA Regular Session	25	26	27 & 28
29	30	31			

August

M	Tu	W	Th	F	Sa/Su
			1	2	3 & 4
5	6	7	8	9	10 & 11
12	13	14	15	16	17 & 18
19	20	21	22	23	24 & 25
26	27	28 FURA Regular Session	29	30	31

September

M	Tu	W	Th	F	Sa/Su
2 Labor Day Holiday	3	4	5	6	7 & 8
9	10	11	12	13	14 & 15
16	17	18 FURA Regular Session	19	20	21 & 22
23	24	25	26	27	28 & 29
ICMA Conference					
30					

October

M	Tu	W	Th	F	Sa/Su
	1	2	3	4	5 & 6
7	8	9	10	11	12 & 13
14	15	16	17	18	19 & 20
			LOC Conference		
21	22	23 FURA Regular Session	24	25	26 & 27
28	29	30	31		

November

M	Tu	W	Th	F	Sa/Su
				1	2 & 3
4	5	6	7	8	9 & 10
11 Veteran's Day Holiday	12	13 FURA Regular Session	14	15	16 & 17
18	19	20	21	22	23 & 24
			Thanksgiving Holiday		
25	26	27	28	29	30

December

M	Tu	W	Th	F	Sa/Su
2	3	4	5	6	7 & 8
9	10	11	12	13	14 & 15
16	17	18 FURA Regular Session	19	20	21 & 22
23	24	25 Christmas Day Holiday	26	27	28 & 29
30	31				