



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 of 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.

January 24, 2024

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
Ken Henderson

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/6156864230413115485>

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. NEW MEMBER INTRODUCTION- KEN HENDERSON

2. APPROVAL OF AGENDA

3. PUBLIC COMMENT

Mike Webb
Chairperson

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.

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 September 27, 2023, and November 15, 2023.

Lindsey White
City Recorder

REPORTS & UPDATES

5. QUARTERLY FINANCIAL REPORT

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

Lezlea Purcell
Finance Manager

6. SUB-COMMITTEE UPDATES

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

Mike Webb
Chairperson

7. CITY MANAGER REPORT

- [Housing Efforts Update](#)
- [Art Exposed ReVision Florence 2024-2026](#)
- [Invitation to State of the City- February 26th from 5:00pm to 7:00pm](#)

Erin Reynolds
City Manager

FURA CALENDAR

All meetings are held in person with a virtual option unless otherwise indicated

Date	Time	Description
February 26, 2024	5:00 p.m. to 7:00 p.m. Mayor's Speech at 6:00 p.m.	State of the City
February 28, 2024	5:30 p.m.	FURA Meeting
March 20, 2024	5:30 p.m.	FURA Meeting
April 24, 2024	5:30 p.m.	FURA Meeting
May 22, 2024	5:30 p.m.	FURA Meeting
June 19, 2024	5:30 p.m.	FURA Meeting
July 24, 2024	5:30 p.m.	FURA Meeting
July 26, 2024	Save the Date	Block Party
August 6, 2024	Save the Date	National Night Out
August 28, 2024	5:30 p.m.	FURA Meeting
September 18, 2024	5:30 p.m.	FURA Meeting
October 23, 2024	5:30 p.m.	FURA Meeting
November 20, 2024	5:30 p.m.	FURA Meeting

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 (January 24, 2024 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 (January 24, 2024 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
September 27, 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 Rob Ward, Sally Wantz, Bill Meyer, Susy Lacer, and Ron Moore.
(In person and via Videoconference)

Directors Absent: Directors Ron Caputo and Graham Ross.

Staff Present: City Manager Erin Reynolds, City Recorder Lindsey White, Assistant City Manager Megan Messmer, and Economic Development and Communications Analyst (EDCA) Chantelle Meyer.

Guests Present: Public Arts Committee (PAC) Chairperson Maggie Bagon.

1. APPROVAL OF AGENDA

Start Time: 5:31 p.m.
Action: Approval of the September 27, 2023 meeting agenda as presented.
Motion: Director Moore
Second: Director Ward
– 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.

REPORTS & UPDATES

3. REVISION ART EXPOSED PROGRAM DISCUSSION

Staff will provide a presentation of the ReVision Art Exposed Rotating Public Art Gallery. This is an opportunity for the Board to review the proposed locations within the ReVision corridor and discuss any desired themes to recommend that the Florence Public Arts Committee include in the call-to-artists.

Start Time: 5:31 p.m.
Discussion: EDCA Meyer introduced PAC Chairperson Bagon to the FURA Board. EDCA Meyer and ACM Messmer presented the staff presentation.
Handout: Staff Presentation
Discussion: The Floral Urban Renewal Agency discussed...

- What was the theme for last art placement?
- What will be total number of pieces of art for this program?
- Placing art at Highway 126 and Quince Street?
- Wanting more colorful pieces.
- Understanding art ownership and cost.
- Placing art in other places in Florence such as Miller Park.
- Requesting businesses to support costs to have art placements near to their business to help defuse costs.
- Requesting artists donate art pieces.
- Considering business sponsorships for art.
- Encouraging colorful art pieces on Highway 101 and non-reflective pieces.
- Recommending site options.

Comments: All Directors present.

Discussion: Staff discussed...

- The theme was open-ended and not defined for the last art placement.
- Requesting that new projects be more colorful.
- Currently eight pieces in place and adding five additional pieces for a total of thirteen.
- Holding space for gateway monument at Quince Street and Highway 126.
- Placement of art is on a two-year rotating basis.

- Art piece costs are built into FURA budget. Budget amount is \$26,500.
- For listening audience, there is an option to purchase pieces and donate them or use for their own personal use.
- Recapping FURA Board discussion to use all three 'Existing Plinths' and concur with six recommendations and pieces be colorful, 'wow' factor, non-reflective and not blinding to traffic, considering vehicle safety impact, and considering visibility of corners.

Comments: CM Reynolds, ACM Messmer, and EDCA Meyer.

Discussion: PAC discussed...

- Appreciating all Directors' comments.
- Taking comments back to PAC Outreach and Marketing Subcommittee.

Comments: PAC Chairperson Bagon.

4. CITY MANAGER REPORT

- Quince Street Hotel Development Update

Start Time: 6:25 p.m.

Discussion: CM Reynolds presented the staff presentation.

Handout: Staff Presentation

Discussion: The Florence Urban Renewal Agency discussed...

- Clarifying land use approval dates and breaking ground dates for Quince Street property.
- Transportation Plan updates.
- Upcoming City Meetings and Events.

Comments: All Directors present.

Meeting adjourned at 7:10 p.m.

ATTEST:

Mike Webb, Chairperson

Lindsey White, City Recorder

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
November 15, 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) Graham Ross, Sally Wantz, Bill Meyer, Susy Lacer, and Ron Moore.

Directors Absent: Directors Rob Ward.

Staff Present: City Manager Erin Reynolds, City Recorder Lindsey White, Assistant City Manager Megan Messmer, and Economic Development and Communications Analyst (EDCA) Chantelle Meyer.

Guests Present: None.

1. RON CAPUTPO RESIGNATION RECOGNITION

Start Time: 5:31 p.m.

Discussion: Resignation of Director Ron Caputo from the Florence Urban Renewal Agency.

2. APPROVAL OF AGENDA

Start Time: 5:32 p.m.

Action: Approval of the September 27, 2023 meeting agenda as presented.

Motion: Director Meyer

Second: Director Ross
– Unanimous Consent–

3. 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: 5:33 p.m.
Discussion: No speaker’s cards or written comments received.

ACTION ITEMS

4. APPROVAL OF MINUTES

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

Start Time: 5:34 p.m.
Action: Approval of August 23, 2023 FURA meeting minutes.
Motion: Director Moore
Second: Director Meyer
– Unanimous Consent–

5. 2024 FURA MEETING DATES

Review and consider approval of 2024 FURA meeting dates.

Start Time: 5:36 p.m.
Action: Approval of 2024 FURA meeting dates with change of November meeting date.
Motion: Director Meyer
Second: Director Wantz
– Unanimous Consent–

REPORTS & UPDATES

6. SUBCOMMITTEE UPDATES

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

Start Time: 5:40 p.m.
Discussion: Chairperson Webb presented the subcommittees updates.

Discussion: The Florence Urban Renewal Agency discussed...
• Concerns about commercial on the ground floor requirement and holding back future development.

Comments: All Directors present.

7. CITY MANAGER REPORT

Start Time: 5:44 p.m.
Discussion: The Florence Urban Renewal Agency discussed...

- FURA Board vacancy.
- Upcoming City Meetings and Events.
- Florence Area Chamber of Commerce sponsoring “shop small” supporting Florence small businesses.

Comments: All Directors present.

Action: Cancel December 20, 2023 FURA Meeting.
Motion: Director Moore
Second: Director Ross
– Unanimous Consent–

Meeting adjourned at 5:55 p.m.

ATTEST:

Mike Webb, Chairperson

Lindsey White, City Recorder

Florence Urban Renewal Agency

Memorandum

To: Florence Urban Renewal Board

From: Lezlea Purcell, Finance Manager

Date: January 24, 2024

Re: 1st Quarter Period, 2023-2025 Biennium Financial Report

Background and Information:

In an effort to improve financial management reporting to the Florence Urban Renewal Board, citizens, and other interested individuals we have prepared the attached quarterly report.

Fiscal Impact: Staff time to prepare.

Attachments:

1st Quarter Period, 2023-2025 Biennium Financial Report for period ending September 30, 2023.



Florence Urban Renewal Agency
Financial Report
Quarter Ended September 30, 2023

January 24, 2024

Members of the Florence Urban Renewal Agency (Agency), Citizens of Florence, and other interested individuals, We are pleased to report on activities and progress we have made on Agency goals on behalf of the Florence Urban Renewal Agency (FURA) for the first quarter of the Biennium ending June 30, 2025. The report includes comparisons of actual to budgeted amounts, current period resources and expenditures, the ending fund balance for the FURA General, and narrative explaining results and highlights for the quarter. The financial information presented is unaudited and any significant adjustments are noted.

Please note that the budgeted amounts presented reflect the Agency's budget for the July 1, 2023 – June 30, 2025 biennium. Additionally, we have included reporting on the Agency's debt such as outstanding amounts, debt coverage ratios, maturities, and interest rates.

As of September 30, 2023, the Agency collected less than \$1,000 in property taxes. Tax bills are issued by Lane County mid to late October. The first collection date is November 15th. We monitor collection rates to ensure future budget estimates are on track.

Operations:

- Quince Street Hotel Development
 - Continued staff coordination with Braun Hospitality related to Quince Street hotel development.
 - Presentation from Matt Braun to FURA Board in August on Quince Street hotel development project status.
 - Execution of Quince Street Hotel Development DDA extension with Braun Hospitality on September 11, 2023.
 - Braun Hospitality received a land-use approval extension on September 26, 2023 from the Planning Commission.
- Establishment and appointment of members to two FURA Subcommittees.
 - Code Review Subcommittee
 - Quince Street Phase 2 Subcommittee
- Presentation and consideration of locations for the ReVision Florence Art Exposed Program.
 - Selection of up to 6 locations to place public art pieces as part of the City's Art Exposed Rotating Public Art Gallery program facilitated by the Public Arts Committee.

Notable Items:

- The General Fund began the quarter with an estimated fund balance of \$692,000. It ended the quarter with a fund balance of \$657,900.
- No debt payments were scheduled or made during this reporting quarter.

If you have any questions, please let Erin or I know.

Sincerely,



Erin Reynolds
City Manager



Lezlea Purcell
Finance Manager

General Fund

The Agency's general fund accounts for all the Agency's operations, including debt service. Revenue sources for the fund include intergovernmental payments from Lane County, interest income, and debt proceeds.

The fund operations remain within appropriations for the biennium.

Property tax collections will begin in November 2023.

Interest income from the LGIP account was \$9,600.

There were no capital expenditures for this quarter.

There were no debt payments made during this quarter.

Expenditures are within budget for the biennium. The fund balance remained steady during the quarter.

	Quarter Ended September 30, 2023			Biennium-To-Date		
	Budget	Actual	Over(Under)	Budget	Actual	Over(Under)
Current resources						
Taxes	\$ 201,300	\$ 964	\$ (200,336)	\$ 1,610,000	\$ 964	\$ (1,609,036)
Intergovernmental	-	-	-	-	-	-
Earnings & Contributions	1,000	9,558	8,558	8,000	9,558	1,558
Transfers in	-	-	-	-	-	-
Total current resources	\$ 202,300	\$ 10,522	\$ (191,778)	\$ 1,618,000	\$ 10,522	\$ (1,607,478)
Expenditures						
Materials & Services	118,300	44,678	(73,622)	946,300	44,678	(901,622)
Capital Purchases	30,000	-	(30,000)	240,000	-	(240,000)
Debt service	134,900	-	(134,900)	1,079,500	-	(1,079,500)
Total expenditures	283,200	44,678	(238,522)	2,265,800	44,678	(2,221,122)
Other requirements						
Contingency	31,500	-	(31,500)	252,200	-	(252,200)
Total other requirements	31,500	-	(31,500)	252,200	-	(252,200)
Total expenditures and other requirements	314,700	44,678	(270,022)	2,518,000	44,678	(2,473,322)
Total resources over (under) requirements						
Beginning balance	112,400	692,018	579,618	900,000	692,018	(207,982)
Ending Balance	\$ -	\$ 657,862	\$ 657,862	\$ -	\$ 657,862	\$ 657,862

Debt Summary

The following schedule provides information related to the Agency's outstanding debt during the 2023-2025 biennium through fiscal year 2029. The schedule includes:

- Debt Issue
- Original loan amount
- Annual principal payment for the current fiscal year
- Interest rate
- Maturity of the debt issue
- Outstanding principal balance as of June 30 for the current fiscal year and five years following

Description	Original Amount	Annual Payment FY 2024	Interest Rate	Maturity	Outstanding balance fiscal year ending June 30,					
					2024	2025	2026	2027	2028	2029
Existing Obligations										
FFCO 2016 - FURA	3,700,000	246,229	2.92%	2036	2,556,683	2,384,888	2,207,970	2,025,775	1,838,303	1,645,083
Banner Bank - 20 yr Tax Exempt	3,150,000	214,274	3.30%	2039	2,519,096	2,386,870	2,250,245	2,109,073	1,963,204	1,812,482
Banner Bank - 5 yr Taxable	150,000	157,950	5.30%	2024	150,000	-	-	-	-	-
Total City Debt	7,000,000	618,453			5,225,779	4,771,758	4,458,215	4,134,848	3,801,507	3,457,565
Population	assumes 1% annual increase				9,600	9,696	9,793	9,891	9,990	10,090
Debt per capita					544	492	455	418	381	343



**CITY OF
FLORENCE**

STATE OF THE CITY

2024 Address & City Services Expo

February 26, 2024

City Services Expo - 5 - 7 pm

State of the City Address - 6 pm

Florence Events Center, 715 Quince St.