
Florence Urban Renewal Agency
CITY HALL
250 Highway 101
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

October 26, 2016

AGENDA

6:00 p.m.

Chairperson Joshua Greene, Vice Chair John Scott, Joe Henry, Ron Preisler,
Dave Braley, Ron Caputo, Patricia Riley, Mike Webb, Woody Woodbury

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

CALL TO ORDER – ROLL CALL

6:00 p.m.

1. APPROVAL OF AGENDA

2. PUBLIC COMMENTS

This is an opportunity for members of the audience to bring to the Director'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.

3. APPROVAL OF MINUTES

Consider approval of the minutes from the Urban Renewal meeting on August 24, 2016.

PRESENTATIONS

4. LOTUS PROPERTY RENDERINGS

Chairperson Greene will present a conceptual plan, including a 3D video, for inspiring possible development of the Lotus and surrounding properties.

REPORTS & UPDATES

5. REVISION FLORENCE

Staff will provide an update on the ReVision Florence Project progress to date and next steps.

6. PUBLIC ART COMMITTEE UPDATE

Members of the Public Art Committee will provide an update on their activities.

7. DOWNTOWN REVITALIZATION TEAM UPDATE

Members of the Downtown Revitalization Team (DRT) will provide an update on their activities.

8. FINANCIAL UPDATES

Staff will provide the FY 2015-16 year-end financial report and the FY 2016-17 first quarter financial report.

9. CITY MANAGER REPORT

10. UPCOMING MEETINGS – November Meeting TBD

AGENDA ITEM SUMMARY

ITEM NO: 1

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: APPROVAL OF AGENDA

AGENDA ITEM SUMMARY

ITEM NO: 2

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: PUBLIC COMMENTS

This is an opportunity for members of the audience to bring to the Directors' 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.

AGENDA ITEM SUMMARY

ITEM NO: 3

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: MINUTES

Consider approval of the minutes from the regular August 24, 2016 Urban Renewal Agency meetings.

City of Florence
Minutes of Florence Urban Renewal Agency
August 24, 2016

CALL TO ORDER: Meeting was called to order at 6:00 p.m. with Chairperson Greene, and Directors Henry, Preisler, Braley, Riley, Scott, Webb, and Woodbury present. Director Caputo was absent. Also present were City Manager Erin Reynolds, Public Works Director Mike Miller, and Assistant Finance Director Hilary Thompson.

APPROVAL OF AGENDA: The agenda was approved as prepared.

PUBLIC COMMENTS:

R.J. Pilcher, Safeway Manager - Mr. Pilcher expressed his concerns that there weren't any FURA Board members whom represented Highway 101 businesses. He stated that his understanding, as a participant in the development, of the Access Management Plan was that the changes would not occur until redevelopment triggered them. He believed that the ReVision Florence project was triggering some of the changes. He doesn't want the businesses impacted by the changes proposed.

Chairperson Greene asked if felt he needed to be included more in the process. Mr. Pilcher said he would gladly be involved and appreciate notice of the meetings. He stated he wanted more input than the public comment allowed.

Chairperson Greene explained the work with ODOT to review the Access Management Plan throughout the process to date.

APPROVAL OF MINUTES

Consider approval of the minutes from the Urban Renewal meetings on June 22, 2016.

Minutes from the June 22, 2016 FURA meetings were approved, motion by Director Woodbury, seconded by Director Webb. By voice, all "Ayes" and the motion passed.

REPORTS & UPDATES

REVISION FLORENCE

Staff will provide an update on the ReVision Florence Project, including the project kickoff meeting and the memorandum of understanding with ODOT.

CM Reynolds and PWD Miller provided an update on the ReVision Florence progress.

CM Reynolds stated that the initial kickoff meeting with Murray Smith & Associates (MSA) and ODOT the previous month. She explained that ODOT was slowing their project to incorporate ReVision Florence. She provided a recap of the design concept work that FURA had done to date. She explained that staff had been working on outreach to property and business owners on access and delivery routes. She explained that there were some components that were set due to ADA requirements that ODOT needed to incorporate.

PWD Miller explained that the work that had been done to review the side street access based on delivery routes and what was desired by the community for transportation movement. He stated that they were working with existing businesses to make sure that the design would work with those businesses. He further explained the access process and temporary construction easement process through ODOT.

CM Reynolds explained that ODOT had signed a Memorandum of Understanding to reimburse the City \$629,000 for the work that the City was taking on for ODOT. She also reviewed that the STIP funding application had moved through the next level of the funding process and was slated to be funded. She explained that ODOT was viewing this project as one that was extremely significant in how ODOT works with communities.

CM Reynolds also stated that the Lane County Administrator was very supportive of the project and would have further discussions on how the County could support the project through economic development. She also stated that staff was communicating with Central Lincoln PUD on how they could participate in the project.

ECONOMIC INVESTMENT STRATEGY

Staff will provide the final Economic Investment Strategy report from Leland Consulting Group and seek direction on future programs.

CM Reynolds provided an update on the final Economic Investment Strategy from Leland Consulting Group. She discussed the items included in the final report, including catalyst sites, development programs, and the need for housing.

Directory Henry and the Board further discussed the need for housing in Florence. They discussed the need for different housing types, attracting developers, costs for developments, rental prices, etc.

The Board further discussed the Leland report.

DOWNTOWN REVITALIZATION TEAM UPDATE

The Downtown Revitalization Team (DRT) will provide an update on their activities.

Susy Lacer provided an update on the efforts of DRT. She outlined their desire to place bike racks in Old Town, with the design being a light house and the first to be placed near the Siuslaw Coffee Roaster. She

said the order forms for flower baskets were going out for the following year, small banners were on order to replace the baskets in the winter, and the application for the historical society had been submitted.

PUBLIC ART COMMITTEE UPDATE

Members of the Public Art Committee will provide an update on their activities.

Susan Tives provided an update on the Public Art Committee work including bus stops, donated art, placement of art, fire hydrant painting, the Siuslaw Bridge steps, murals, and the mural code.

CITY MANAGER REPORT

City Manager Erin Reynolds will provide an update on ongoing FURA and City activities.

CM Reynolds requested input on the next FURA meeting due to scheduling conflicts. The decision was made to meet in October.

The meeting was adjourned at 6:20 p.m.

AGENDA ITEM SUMMARY

ITEM NO: 4

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: LOTUS PROPERTY RENDERINGS

Chairperson Greene will present a conceptual plan, including a 3D video, for inspiring possible development of the Lotus and surrounding properties.

AGENDA ITEM SUMMARY

ITEM NO: 5

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: REVISION FLORENCE

Staff will provide an update on the progress of the ReVision Florence project to date and next steps.

AGENDA ITEM SUMMARY

ITEM NO: 6

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: PUBLIC ART COMMITTEE UPDATE

Members of the Public Art Committee will provide an update on their activities.

AGENDA ITEM SUMMARY

ITEM NO: 7

FLORENCE URBAN RENEWAL AGENCY

ITEM TITLE: DOWNTOWN REVITALIZATION TEAM UPDATE

Members of the Downtown Revitalization Team (DRT) will provide an update on their activities.

AGENDA ITEM SUMMARY**Florence Urban Renewal Agency****ITEM NO: 8**

Meeting Date: October 26, 2016

Department: Finance

ITEM TITLE: First Quarter Financial Report Fiscal Year 2016-17

DISCUSSION/ISSUE:

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

FISCAL IMPACT:Staff time to prepare.

RELEVANCE TO ADOPTED CITY WORK PLAN:Improves financial and management reporting to inform decisions.

ALTERNATIVES:

RECOMMENDATION:

AIS PREPARED BY: Andy Parks, Finance Director

CITY MANAGER'S RECOMMENDATION: Approve Disapprove Other
Comments:

ITEM'S ATTACHED: Quarterly report.

Draft

Florence Urban Renewal Agency
Quarterly Financial Report
Quarter Ended September 30, 2016

General Fund

FURA's general fund accounts for the program and development activity of the agency. The primary source of resources is debt proceeds, repaid from "tax increment", in FURA's debt service fund. The beginning working capital balance was approximately \$50,000 less than budgeted due to program expenditures at the end of June 2016.

During the quarter design work for the ReVision Florence project continued with Murray Smith and Associates. Materials and services included transfers to the City's general fund and public works administration fund to reimburse the City for their activities during the quarter and a limited amount was spent to prepare architectural drawings for redevelopment sites.

No borrowing was necessary during the quarter.

FURA - General Fund	1st Quarter			Q1
	Budget	Actual	Variance Over(Under)	Annual Budget
Beginning fund balance	175,119	127,757	(47,362)	175,119
Current year resources				
Miscellaneous	250	-	(250)	1,000
Debt proceeds	-	-	-	1,725,351
Total current year resources	250	-	(250)	1,726,351
Total resources	175,369	127,757	(47,612)	1,901,470
Expenditures				
Materials and services	62,325	45,525	(9,300)	249,300
Capital outlay				
Sidewalks	-	-	-	75,000
Artwork	-	-	-	125,000
ReVision Florence	150,000	44,947	(105,053)	600,000
Development projects	-	-	-	500,000
Estuary trail	-	-	-	-
Capital outlay	150,000	44,947	(105,053)	1,300,000
Total expenditures	212,325	90,472	(114,353)	1,549,300
Resources over (under) expenditures	(212,075)	(90,472)	114,103	177,051
Beginning fund balance	175,119	127,757	(47,362)	175,119
Ending fund balance	(36,956)	37,285	66,741	352,170

Debt Service Fund

A limited amount of property taxes were received during the quarter. Approximately ninety percent (90%) of property taxes will be received during the second quarter. The actual property tax levy was approximately \$4,000 less than budgeted, representing an increase of 2.56%, rather than the anticipated 2.8% increase.

There were no debt service payments during the quarter. We are working with the City's lender to negotiate an extension to draws to provide FURA additional flexibility and potentially lower interest costs. We anticipate the loan to be finalized in the second quarter.

FURA - Debt Services Fund	1st Quarter			Q1
	Budget	Actual	Variance Over(Under)	Annual Budget
Beginning fund balance	35,349	86,636	51,287	35,349
Current year resources				
Property taxes	-	1,541	1,541	360,600
Miscellaneous	250	232	(18)	1,000
Total current year resources	250	1,773	1,523	361,600
Total resources	35,599	88,409	52,810	396,949
Expenditures				
Debt service - 2015 FFCO - Principal	-	-	-	-
Debt service - 2015 FFCO - interest	31,950	-	(31,950)	127,800
Debt service	31,950	-	(31,950)	127,800
Total expenditures	31,950	-	(31,950)	127,800
Resources over (under) expenditures	(31,700)	1,773	33,473	233,800
Beginning fund balance	35,349	86,636	51,287	35,349
Ending fund balance	3,649	88,409	84,760	269,149

AGENDA ITEM SUMMARY

ITEM NO: 9

FLORENCE URBAN RENEWAL AGENCY

Meeting Date: October 26, 2016
Department: City Manager's Office

ITEM TITLE: City Manager Report

City Manager Erin Reynolds will provide an update on ongoing FURA and City activities.