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**Florence Urban Renewal Agency**  
**CITY HALL**  
**250 Highway 101**  
**Florence, OR 97439**  
**541-997-3437**  
[www.ci.florence.or.us](http://www.ci.florence.or.us)

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December 1, 2016

**AGENDA**

**6:00 p.m.**

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

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

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**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 October 26, 2016.

**PRESENTATION**

**4. REVISION FLORENCE**

Staff will provide a presentation on the timeline, scope, review of the budget, anticipated funding needs and next steps for the Revision Florence project.

**ACTION ITEM**

**5. CITY OF FLORENCE INTERGOVERNMENTAL AGREEMENT**

Consider authorizing the Executive Director to amend the Intergovernmental Agreement with the City of Florence to extend the date for loan advances.

**REPORTS & UPDATES**

**6. UPCOMING AGENCY DECISION POINTS**

Staff will provide an update and tentative timelines on upcoming FURA decision points for major projects and potential property owner incentives.

**7. CITY MANAGER REPORT**

**8. FUTURE MEETING DATES: 4<sup>th</sup> Wednesday at 6:00 p.m.**

- January 25, 2016 at 6:00 p.m.

- (Additional meeting date may be scheduled in December / early January pending decision points)

*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  
250 Hwy 101, Florence, Oregon  
Final Action Minutes  
October 26, 2016**

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**CALL TO ORDER - ROLL CALL**

Meeting called to order at 6:00 p.m.

Directors Present: Chairperson Joshua Greene and Directors Joe Henry, Ron Preisler, Dave Braley, Patricia Riley, Mike Webb and Woody Woodbury

Directors Absent: Directors John Scott and Ron Caputo

Guests Present: Lotus Property Designer Michael McHugh, Public Art Committee Chairperson Harlen Springer and Downtown Revitalization Team Member / City Councilor Susy Lacer.

Staff Present: City Manager Erin Reynolds, Public Works Director Mike Miller, City Recorder / Economic Development Coordinator Kelli Weese and Project Manager Megan Messmer.

**1. APPROVAL OF AGENDA**

Start Time: 6:00 p.m.  
Action: Approve agenda as presented.  
Vote: Unanimous

**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: 6:01 p.m.  
Comments: None

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

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

Start Time: 6:01 p.m.  
Action: Approve the minutes from the regular August 24, 2016 Urban Renewal Meeting.  
Motion: Director Webb  
Second: Director Woodbury  
Vote: Unanimous – Directors Scott and Caputo were absent

### **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.

Start Time: 6:02 p.m.  
Discussion: The Agency discussed...

- Overview of project history, costs for completion, and concept development with Mr. Mike McHugh
- Use of concepts from tiny house movement in design
- Presentation of video on tiny house movement and conceptual design
- Discussion of shared spaces and number of stories of potential buildings

Comments: Director Greene

Commenter 1: Bill Meyer – Audience Participant

- Clarification on the décor of the proposed development and available parking within the design
- Potential for leasing or ownership of units

Response: Director Greene

Discussion: The Agency discussed...

- Design intention to avoid blocking views
- Potential need to for taller structures to make project financially feasible
- Presentation of Powerpoint
- How cost estimates were determined
- Availability of public space for access to river
- Number and square footage of potential units
- Potential developments to current lotus structure including recent renovations
- Compact design elements of proposed units

- Use of permeable pavers to control stormwater
  - Approximate rental costs for units
  - Overall project revenue estimates and potential to amend zoning to allow for larger structures
- Comments: Director Greene, Preisler, Webb, Braley, Henry and Woodbury

Commenter 2: Rick Cox – Audience Participant

- Coordination with current property ownership
- Potential tax abatements

Response: CM Reynolds

Commenter 3: Ronald Hoagland – Audience Participant

- Positive aspects of proposal including placement of open space near river and explanation on how to adequately develop with current zoning regulations

Response: Director Greene

Discussion: The Agency discussed...

- Purpose of urban renewal to help fill the need in the market and potential matching dollars to help fill that gap
- Considerations on how to incentivize a private developer

Comments: All directors present

**REPORTS & UPDATES**

**5. REVISION FLORENCE**

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

Start Time: 7:10 p.m.  
 Discussion: The Agency discussed...

- Funding alternatives
- Need for undergrounding of utilities

**6. PUBLIC ART COMMITTEE UPDATE**

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

Start Time: 7:54 p.m.  
 Discussion: None

**7. DOWNTOWN REVITALIZATION TEAM UPDATE**

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

Start Time: 7:59 p.m.

Discussion: None

**8. FINANCIAL UPDATES**

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

Start Time: 8:02 p.m.

Discussion: The Agency discussed...

- Differences in anticipated beginning fund balance

**9. CITY MANAGER REPORT**

Start Time: 8:05 p.m.

Discussion: The Agency discussed...

- Combination of November & December meeting into one meeting in early December

Meeting adjourned at 8:09 p.m.

**ATTEST:**

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Joshua Greene, Chairperson

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Kelli Weese, City Recorder

LORENCE URBAN RENEWAL AGENCY  
RESOLUTION NO. 2, SERIES 2016

A RESOLUTION AMENDING RESOLUTION No. 2, SERIES 2015 AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF FLORENCE TO FINANCE THE PROJECT; AUTHORIZING A SUPPLEMENTAL URBAN RENEWAL OBLIGATION DECLARATION; DELEGATING AUTHORITY TO NEGOTIATE AND EXECUTE ALL DOCUMENTS; AND RELATED MATTERS.

THE FLORENCE URBAN RENEWAL AGENCY, OREGON FINDS:

WHEREAS, the Florence Downtown Urban Renewal Plan (the “Plan”) of the Florence Urban Renewal Agency, Oregon (the “Agency”), was established by Ordinance No. 7, enacted by the City Council on August 21, 2006 and approved by a majority of voters of the City of Florence, Oregon (the “City”); and

WHEREAS, the Agency executed its Master Urban Renewal Obligation Declaration (Florence Downtown Urban Renewal Area) (the “Master Declaration”) on July 8, 2011 pursuant to Resolution No. 3 of the Agency, adopted June 16, 2011; and

WHEREAS, Resolution No. 2, Series 2015 adopted by the Agency on August 24, 2015 (the “Original Resolution”) authorizes the execution of an intergovernmental agreement with the City to (i) finance the costs of certain real and personal property under the Plan (the “New Money Project”) (ii) refinance its Oregon Urban Renewal Note, Series 2011 (Florence Downtown Urban Renewal Area) and its Installment Financing Agreement, Series 2009E, dated as of June 25, 2009 under the Special Districts Association of Oregon FlexLease Program and terminate the Intergovernmental Agreement for Reimbursement of Siuslaw Public Library District Indebtedness with Siuslaw Public Library District, which financed real and personal property under the Plan (collectively the “Refunding Project”), and (iii) pay related costs of the intergovernmental agreement. The New Money Project, the Refunding Project and related costs are collectively referred to as the “Project”; and

WHEREAS, the City executed an intergovernmental agreement with the City dated as of August 27, 2015 (the “2015 IGA”) to finance and refinance the Project in an aggregate principal amount not to exceed \$3,700,000 as Parity Indebtedness under the Master Declaration by executing a Supplemental Declaration dated as of August 27, 2015; and

WHEREAS, the City entered into a Tax-Exempt Non-Revolver Line of Credit Agreement with Banner Bank on August 27, 2015 (the “2015 City Agreement”) to finance and refinance the Project, as well as City projects; and

WHEREAS, although the 2015 City Agreement is secured by the City’s full faith and credit, pursuant to the 2015 IGA, the Agency has agreed to make payments to the City for the portion of the 2015 City Agreement allocated to finance and refinance the Project; and

WHEREAS, the cost and timing of the New Money Project has changed since the execution of the 2015 IGA and the Agency has not drawn the full \$3,700,00 authorized by the Original Resolution and wishes to extend the date that it may draw funds under the 2015 IGA; and

WHEREAS, this Resolution amends the Original Resolution to authorize the City Manager of the City of Florence or the Board Chairperson or the designee of any such official, acting on behalf of the Agency (the "Authorized Representative") to amend the 2015 IGA to extend the date that it may draw funds and make future amendments to the 2015 IGA within the limits of the Original Resolution and execute such documents necessary to extend the draw date and make such amendments; and

NOW, THEREFORE, BE IT RESOLVED BY THE FLORENCE URBAN RENEWAL AGENCY, OREGON AS FOLLOWS:

Section 1. Section 3. Delegation of the Original Resolution is hereby amended to include subsection (f) as follows:

(f) To extend, modify or amend the 2015 IGA pursuant to Resolution No. 2, Series 2015, as amended by Resolution No. 2, Series 2016 as the Authorized Representative determines would benefit the Agency and to execute other certificates, documents and agreements necessary to facilitate such extension, modification or amendment.

Section 2. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

ADOPTED BY THE AGENCY on this ~~6th~~<sup>1st</sup> of December, 2016.

\_\_\_\_\_  
\_\_\_\_\_, Chairperson

Attest: \_\_\_\_\_  
\_\_\_\_\_, City Manager, City of Florence