



City of Florence
A City in Motion

Florence Urban Renewal Agency (FURA) Regular Meeting

Florence City Hall
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.

June 26, 2019

AGENDA

5:30 p.m.

FURA Directors:
Vice-Chair John Scott
Ron Caputo

Chairperson, Joshua Greene
Joe Henry
Patricia Riley
Ron Preisler
Carmela West

Mike Webb
Bill Meyer

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

5:30 p.m.

1. APPROVAL OF AGENDA

Joshua Greene
Chairperson

2. PUBLIC COMMENTS

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

Joshua Greene
Chairperson

ACTION ITEMS

3. APPROVAL OF MINUTES

Consider approval of the Florence Urban Renewal Agency meeting minutes of March 27, 2019 and May 22, 2019.

Erin Reynolds
City Manager

4. SUPPLEMENTAL BUDGET

Consider approval of the Urban Renewal Agency **Resolution No. 2, Series 2019**, a resolution adopting the 2017-2019 Supplemental Budget and making appropriations.

Anne Baker
*Administrative
Services Director*

REPORTS, PRESENTATIONS & UPDATES

5. PUBLIC ART COMMITTEE (PAC) UPDATE

The Public Art Committee will provide an update on their activities.

PAC
Representatives

6. REVISION FLORENCE

Staff will provide an update on the ReVision Florence construction and financing.

Megan Messmer
Project Manager

7. CITY MANAGER REPORT

- Update on Boathouse Brewing predevelopment project.

Erin Reynolds
City Manager

URBAN RENEWAL CALENDAR

All meetings are held at the Florence City Hall (250 Hwy 101, Florence Oregon) unless otherwise indicated

Date	Time	Description
July 24, 2019	5:30 p.m.	Florence Urban Renewal Agency Meeting
August 28, 2019	5:30 p.m.	Florence Urban Renewal Agency Meeting
September 18, 2019	5:30 p.m.	Florence Urban Renewal Agency Meeting

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 (FURA) Meeting
Held at the Florence Events Center
715 Quince Street
Final Action Minutes
March 27, 2019**

CALL TO ORDER - ROLL CALL

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

Directors Present: Chairperson Joshua Greene and Directors John Scott, Joe Henry, Ron Preisler, Dave Braley, Patricia Riley, Mike Webb and Bill Meyer.

Directors Absent: Director Ron Caputo.

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

1. APPROVAL OF AGENDA

Start Time: 5:30 p.m.
Action: Approve agenda as presented
Motion: Director Braley
Second: Director Scott
Vote: Unanimous, Director Caputo was absent.

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.
Comments: None

ACTION ITEMS

3. APPROVAL OF MINUTES

Consider approval of the Florence Urban Renewal Agency meeting minutes of January 30, 2019.

Start Time: 5:31 p.m.

Discussion: None.

Action: Approval of the minutes as presented.

Motion: Director Webb

Second: Directory Meyer

Vote: Unanimous, Director Caputo was absent.

REPORTS, PRESENTATIONS & UPDATES

4. AGENCY HISTORY, PURPOSE AND BYLAWS

Review the history and purpose of the Florence Urban Renewal Agency and discuss next steps with review of the Florence Urban Renewal Agency bylaws.

Start Time: 5:32 p.m.

Handout: Florence Urban Renewal Agency Materials Binder
Memo from City Manager / FURA Manager Erin Reynolds
3.27.19
Ron Preisler Message

Discussion: The Agency discussed...

- Director Preisler's proposal for FURA board appointments.
- Role of Director Webb and Braley due to term expiration.

Directors: Preisler and Webb

Action: Agreement that Directors Braley and Webb could continue to serve on the FURA Board for the March 27, 2019 Florence Urban Renewal Agency meeting.

Vote: Motion passes 6-0

Director's Braley and Webb abstained, Director Caputo was absent

Discussion: The Agency discussed...

- Lack of notice to FURA of City Council Ordinance No. 1, Series 2019, even though ordinance would effectively force and amendment to the FURA Bylaws which can only be made by FURA.

- Clarification of the role of the FURA Bylaws with regard to the composition of FURA.
- Recommendation that FURA amend the FURA Bylaws to indicate FURA's recommendations for their composition.
- Concern of methods to ensure that the special districts always have a representative on FURA.
- Decision from the last FURA meeting that the agency would hold a joint work session with the City Council to discuss the appointment process, yet Council went forward with an Ordinance without input from FURA.
- Concern that FURA appointments as written in Ordinance No. 1, Series 2019 would run on a calendar year, yet special districts do not.
- History of FURA concerning strong consideration of special district representatives to FURA.
- Differences in language and process between representatives of special districts vs. special consideration for special districts.
- Research into other Urban Renewal districts who were run by City Council's and how that led to a lack of accountability to the special districts.
- Clarification of FURA's right to govern itself except for the appointment process and its creation.
- Process for changes to the appointment process in the future.
- Review of Florence City Code 2-1-4.
- Concerns for misinformation about proposed changes and intent for the Mayor to make the appointments since that was how it was done in 2006.
- Mayor Henry's assertion that he would continue to give special consideration to special districts.
- Statement that the Florence Urban Renewal Agency would not exist without the City of Florence.
- Concern that appointments to FURA would be solely at the discretion of one person.
- Belief that input from the entire City Council would provide for a process that is more inclusive and thus better for the community.
- Request for clarification on what special consideration would really mean and recommendation that FURA provide a recommendation on the process for special consideration.
- Mayor's role in committee and commission appointments.

- Desire to allow for the special districts to recommend a person for appointment, and then if that person was not acceptable the special district board could recommend another party.
- History of the Lane County Board of Commissioners position.
- Review of code provisions and Ordinance No. 1, Series 2019.
- Clarification that removal process would be contained in the FURA bylaws.

Directors: Riley, Meyer, Greene, Webb, Braley, Henry, and Preisler.

5. **REVISION FLORENCE**

Staff will provide an update on the ReVision Florence construction and will discuss next steps for the project.

Start Time: 6:51 p.m.

Handout: ReVision Florence Flyer

ReVision Florence Timeline & Map

Discussion: The Agency discussed...

- Project Schedule.
- Quality of work of contractors.
- Implications for emergency vehicles due to the diversion of traffic north of 9th Street.
- Consideration for bicycle detour route to Kingwood.
- Use of lot across from Florence Events Center for staging.

Directors: Braley, Scott, and Webb.

6. **CITY MANAGER REPORT**

Start Time: 7:00 p.m.

Discussion: The Agency discussed...

- Upcoming meetings and events.

Meeting adjourned at 7:02 p.m.

ATTEST:

Joshua Greene, Chairperson

Kelli Weese, 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
Held at the Florence Events Center
715 Quince Street
Final Action Minutes
May 22, 2019**

CALL TO ORDER - ROLL CALL

Meeting called to order at 5:31 p.m.

Directors Present: Chairperson Joshua Greene and Directors Joe Henry, Ron Preisler, Mike Webb, Ron Caputo, Carmela West and Bill Meyer.

Directors Absent: Director John Scott and Patricia Riley.

Staff Present: City Manager Erin Reynolds and Project Manager Megan Messmer.

1. APPROVAL OF AGENDA

Start Time: 5:32 p.m.
Action: Approve agenda as presented
Motion: Director Caputo
Second: Director Greene
Vote: Unanimous, Directors Scott and Riley were absent

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: 5:32 p.m.
Comments: None

ACTION ITEMS

3. FLORENCE URBAN RENEWAL AGENCY 2019-2021 BIENNIAL BUDGET

A. PUBLIC HEARING ON 2019-2021 FURA BUDGET

Hear and consider written and oral testimony on the 2019-2021 budget.

Start Time: 5:33 p.m.

Public Hearing: Opened at 5:33 p.m., and hearing no comments was closed at 5:32 p.m.

Handout: Staff Presentation

B. ADOPTION OF 2019-2021 FURA BUDGET

Consider adoption of **Resolution No. 1, Series 2019**, a resolution performing the following:

- Adopting the 2019-2021 Biennial Budget
- Making appropriations for the agency
- Authorizing levy of property taxes for the agency

Discussion: The Agency discussed...

- Funding allocated, progress planned, and organization lead for the Siuslaw Estuary Trail.
- Funding allocated toward business beautification,
- Cost breakdown for administrative services including amounts allocated to ReVision Florence project.
- Debt schedule and costs of debt clarification.
- Clarification on the process for the creation of the Florence Urban Renewal Agency.
- Clarification on the contract between the City of Florence and the Florence Urban Renewal Agency for staff time assistance.
- Florence Urban Renewal Agency's cumulative debt since it's inception in 2006.
- Total allowed maximum indebtedness of the agency.
- Clarification on total debt allocation.
- Clarification on the spending allocation for public art and the difference between the original allocation.
- Potential methods to allocate the additional \$20,000 grant received for the Public Art Program.
- Funding allocation for marketing and development of the Quince Street and catalyst sites.
- Cost of the Quince Street property purchase.
- Belief that the Quince Street property should be the primary focus of marketing funding for the upcoming biennium.

- Predevelopment grant program allocations thus far.
- Spending on administrative services over the past biennium.
- Concern for the amount of administrative time allocated to the projects within the biennial budget.
- City's use of a professional grant writer.
- Methods to achieve a match for grant funds.
- City's priorities in the City of Florence work plan and the partnership with the City of Florence and the Florence Urban Renewal Agency, particularly in relation to the Quince Street property.

Directors: Meyer, Caputo, West, Greene, Webb, Preisler, and Henry.

Action: Approval of Resolution No. 1, Series 2019
 Motion: Director Henry
 Second: Director Meyer
 Vote: Directors Henry, Preisler, Webb, Caputo, and Mayer voted 'Aye'; Director West voted 'Nay'; Directors Scott and Riley were absent.
 Motion passes 6-1

Discussion: The Agency discussed...

- Director West's decision to vote against the budget including her need for additional time to review.
- Concern why Ms. West was asked to state her reasons for opposing the budget.

 Directors: West and Henry

4. AUDITED FINANCIAL STATEMENTS

Receive fiscal year 2017-2018 audited financial statements.

Start Time: 6:14 p.m.
 Discussion: The Agency discussed...

- Process for being late on the audit and the extension allotment.
- Potential to allow for the auditors to provide a report to the Florence Urban Renewal Agency.

 Directors: Webb and Preisler

REPORTS, PRESENTATIONS & UPDATES

6. REVISION FLORENCE

Staff will provide an update on the ReVision Florence construction and financing.

Start Time: 6:17 p.m.

Discussion: The Agency discussed...

- Clarification on how the east side construction will occur in comparison to the west side construction.
- Need for temporary sidewalks to allow for the additional pedestrian needs of the Rhododendron Festival.
- Timeline for removal of concrete at the Quince Street property.

7. CITY MANAGER REPORT

Start Time: 6:22 p.m.

Discussion: The Agency discussed...

- Upcoming meetings and events.
- Potential direction to staff to monitor spending for the agency and not spend where necessary in order to be sensitive that the agency is trying to reserve its funds.
- Florence Urban Renewal Agency's past history of spending and staff time allocations.
- Fiduciary responsibility of the FURA Board.
- Concern for the direction of FURA and its leadership.
- Clarification of the terms of the leadership of the agency.

Meeting adjourned at 6:31 p.m.

ATTEST:

Joshua Greene, Chairperson

Kelli Weese, City Recorder

Florence Urban Renewal Agency

Memorandum

To: Florence Urban Renewal Board

From: Anne Baker, Administrative Services Director

Date: June 26, 2019

Re: Adoption of 2017-19 supplemental budget and make appropriations

Background and Information:

Accounting changes were made to move the repayment of the Du Jour loan to the City of Florence from the FURA Debt Service Fund to the FURA General Fund and \$61,000 in debt issuance costs were incurred with the financing from Banner Bank. The change increases the amount of materials and services expended \$961,000. Excess appropriations from Capital Outlay are offsetting this increase, realizing a net zero (\$0.00) dollar increase in overall appropriations.

Fiscal Impact: The changes that are suggested do not increase the overall budget for the FURA General Fund.

Alternatives: The Board can 1) approve the supplemental budget as presented, 2) make adjustments to the presented supplemental budget, or 3) not approve the supplemental budget and give directions to staff.

Recommendation: Staff recommends approval of Resolution No. 2, Series 2019, to adopt the supplemental budget as presented and make appropriations.

Attachments:

Attachment 1: Resolution No. 2, Series 2019

Resolution No. 2, Series 2019
RESOLUTION ADOPTING THE 2017-19 SUPPLEMENTAL BUDGET AND MAKING
APPROPRIATIONS

1. Certain events have occurred that were unforeseen at the time the 2017-2019 budget was prepared.
2. ORS 294.471 allows for one or more supplemental budgets for a pressing necessity that could not reasonably be foreseen when preparing the original budget or previous supplemental budgets for the current year or current budget period and that requires prompt action.

Based on these findings,

1. BE IT RESOLVED that the Board of Directors of the Florence Urban Renewal Agency hereby adopts the supplemental budget for 2017-19 and makes the following appropriations:

	Original Budget	Adjustment	Adjusted Budget
FURA General Fund			
Materials and services	\$ 430,200	\$961,000	\$1,391,200
Capital Outlay	7,230,000	(961,000)	6,269,000
Total Appropriations	\$7,660,200	\$0	\$7,660,200

The above resolution statements were approved and declared adopted on the 26th of June, 2019.

Attest:

Joshua Greene, Chairperson

Kelli Weese, City Recorder

Florence Urban Renewal Agency

Memorandum

To: Florence Urban Renewal Board

From: Harlen Springer, Public Arts Committee Chairperson

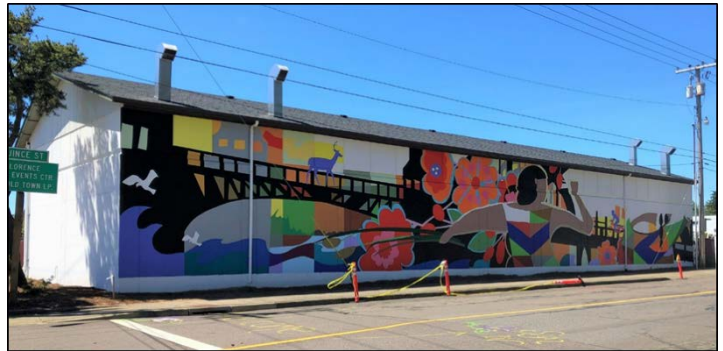
Date: June 26, 2019

Re: Public Arts Committee Update

Since last updating the Florence Urban Renewal Agency (FURA) Board in January, many projects of the City's Public Arts Committee have been moving forward steadily. Since 2015, the Public Arts Committee has facilitated the installation of nine pieces of art, including three donated pieces and four pieces of art as part of the Art Exposed outdoor art gallery. Below is an update on the projects that the City, through the Public Art Committee (PAC) member's and staff have partnered with FURA to complete.

Central Lincoln PUD Mural - *Stitching Time, Weaving Cultures* by Marino-Heidel Studios:

Marino-Heidel Studios started installation of the Central Lincoln PUD mural at the beginning of May. On May 17, 2019, the Public Art Committee (PAC), on behalf of the City, hosted a Public Paint event, inviting members of the public to come meet the artists and help paint the mural. Though the weather was not friendly, over 140 people came and painted the mural in the first hour! Since the paint event, the muralists have continued to have community members help with the mural painting. In total, around 200 community members have helped leave their mark on the mural. PAC members are working with the City to plan a dedication ceremony during the first two weeks of August.



TPAC, on behalf of the City and FURA, was successful in applying for a \$20,000 grant from the Irene Gerlinger Swindells Fund of the Oregon Community Foundation. This funding will be used to offset the cost to FURA of the artist's stipend, which includes the cost of supplies for the mural. This grant was identified as a possible funding source through our Grant Work Plan, which was completed in Fall 2018. This is the first grant awarded to the City's public art program and was the result of the Committee's dedication to the program.

Siuslaw Bridge Steps Beautification Project – Installation by Jessilyn Brinkerhoff:

The Public Arts Committee and City staff have continued to work with the Oregon Department of Transportation to coordinate the installation of the artwork. Since the property is currently in ODOT right-of-way, coordination and approval with both the safety division and historical division of ODOT has been necessary. The Committee's goal is to start installation of this project in early Fall. The artist has told the committee that the installation process will

take less than a month in total once the project is started.

Art Exposed – Outdoor Rotating Art Gallery:

In 2018, the Public Arts Committee facilitated the installation of four pieces on Bay Street as part of the newly formed Art Exposed program. As part of this program, the four installed pieces will be rotated out in Spring 2020. The Art Exposed subcommittee has begun to start creating a timetable to replace the artwork next Spring. The subcommittee is working with the Grant Management subcommittee to assess if there are any grants that can assist with funding for this project. The Committee is also researching partnering with local businesses to partially sponsor the new sculptures.



Outreach Efforts:

The Public Art Committee is committed to including the public in the public art program. This has included monthly articles in the Siuslaw News and recruiting citizens-at-large to take part in the selection process. In the beginning of 2019, the Committee received some feedback from community members that did not feel included in the process. The Committee worked to provide information on the extensive public outreach process that was included in the PUD mural project, and they received feedback that there were opportunities to be involved in the process but there was a desire for more. Since then,

the Committee has been focused on finding new communication methods and engagement tools to ensure community members feel more involved in the selection process.

In January, the Committee was notified of their nomination for the Innovation in Business award at the Siuslaw Awards, sponsored by the Florence Area Chamber of Commerce and were honored to win at the awards ceremony. This showed the Committee that the community was excited about the public art program.

On May 22, Public Art Committee members participated in the Ford Family Foundation's Vision Through Action program, which organizes leaders from communities around Oregon and Northern California. The visitors toured five different communities, including Florence, where they focused on a certain theme for each community. The Siuslaw Vision Keepers chose Art as the theme for Florence's community tour. Members of the Public Arts Committee took visitors on tours of the mural, as well as the Art Exposed program and talked about the process of each project.



The Public Art Committee has also recently made a presentation to the Kiwanis Club and is working to schedule a presentation at the Greentrees Village homeowners meeting. The Public Outreach subcommittee is in the early stages of planning a community forum to hear feedback on what type of public art the community wants to see in the future. Previously, in 2017, the Public Arts Committee hosted a community forum at the City Lights movie theatre. At that event, over 50 people came to share their opinions and hear the plans of the Public Arts Committee.

Future Activities:

With the addition of several new members of the Public Art Committee, raising the committee from seven members to eleven members as well as three ex-officio members, the Committee has been able to form new subcommittees and add members to the already formed subcommittees. These subcommittees include one for each project, as well as new subcommittees for Public Outreach, Fundraising, and Grant Management. The Public Art Committee is also dedicated to developing an Arts Master Plan for the City of Florence, as well as updating the current Mural Code to allow for more murals in the future.



As directed by the City Council, the Public Art Committee is committed to finding innovative solutions to fund the mission of Public Art Committee moving forward. The Grant Management subcommittee is dedicated to applying for two grants per fiscal quarter, and the fundraising subcommittee is developing some innovative and fun solutions for raising funds.

The Committee is proud of the work they have completed so far. As a recent Register Guard article (Published 6-7-2019) stated, “As numerous studies have shown, public art stimulates the economy, creating a more livable and attractive community for employers and potential workers, as well as attracting people to local art events.” The Public Art Committee will continue to work to make Florence a better place to live, work, and play.

In conclusion, the Public Arts Committee appreciates the funding that the FURA Board allocated towards the public art program for the City of Florence. Following the direction of the City Council, the Committee will be reporting to the City Council on their efforts towards achieving the items outlined in the City’s Work Plan. The Committee will provide updates on the two carryover projects to the FURA Board as they are completed in the upcoming 2019-21 fiscal biennium.

