



City of Central Point
Development Commission
Agenda

Members: Hank Williams
Tanea Browning
Neil Olsen
Kelley Johnson
Melody Thueson
Michael Parsons
Rob Hernandez

June 23, 2022
6:00 p.m.

Central Point
Central Point City Hall
140 South 3rd Street
Central Point, Oregon

Staff Liaison: Chris Clayton

Meeting time, date, or location may be subject to change. Please contact the City Recorder at 541-423-1026 for additional information.

I. MEETING CALLED TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Community Development Commission - Regular Meeting - Mar 10, 2022 6:30 PM

IV. DISCUSSION ITEMS

- A. Resolution No. 2022-02 Adopting the Budget, Making Appropriations, and Declaring Tax Increment(Presented by Weber)
- B. Financial Projections Review(Presented by Clayton)

V. ADJOURNMENT

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 72 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-423-1026 (voice), or by e-mail to Deanna.casey@centralpointoregon.gov.

Si necesita traductor en español o servicios de discapacidades (ADA) para asistir a una junta publica de la ciudad por favor llame con 72 horas de anticipación al 541-664-3321 ext. 201

CITY OF CENTRAL POINT *Oregon*

Community Development Commission

Regular Meeting Minutes
Thursday, March 10, 2022

I. MEETING CALLED TO ORDER

II. ROLL CALL

Attendee Name	Title	Status	Arrived
Hank Williams	Mayor	Present	
Tanea Browning	Ward IV	Present	
Neil Olsen	Ward I	Present	
Kelley Johnson	Ward II	Present	
Melody Thueson	Ward III	Present	
Michael Parsons	At Large	Present	
Rob Hernandez	At Large	Present	

Also present were City Manager Chris Clayton; City Recorder Deanna Casey; and Finance Director Steven Weber.

III. APPROVAL OF MINUTES

- A. Community Development Commission - Regular Meeting - Jan 27, 2022 6:30 PM
Rob Hernandez moved to approve minutes as presented.

RESULT:	ACCEPTED [UNANIMOUS]
AYES:	Williams, Browning, Olsen, Johnson, Thueson, Parsons, Hernandez

IV. DISCUSSION ITEMS

- A. 2022-2023 Development Commisison Budget Development(Presented by Clayton)

The Development Commission and Urban Renewal is on an annual budget cycle. Staff have developed a proposed draft for the 2022-2023 Development Commission budget. The formal budget adoption process generally concludes in last spring and we wanted to have an opportunity to discuss the proposal and receive council input.

The Commission continues to be active with the city's facade improvement

Minutes Acceptance: Minutes of Mar 10, 2022 6:30 PM (APPROVAL OF MINUTES)

program, replacement of Pfaff Park restrooms, and meeting the debt service obligations related to the Pine Street Improvement projects. The Commission is well positioned with total annual resources in the amount of \$2,165,865. This total includes 1.138 million in carryover and approximately 1 million in additional increment.

The proposed budget does not include borrowing funds during fiscal year 2022-2023. Instead, we propose spending fund balance resources on designing the Community Center and the Bear Creek Greenway. We anticipate the 2023-2024 Development Commission budget proposal to include significant financing to meet Urban Renewal obligations to the capital construction of these projects.

We will recommend investing in crucial Public Works infrastructure project at Pine & Hamrick intersection. We will continue the city's facade improvement program and commit \$50,000 to planning requirements associated with climate-friendly areas.

There was discussion about including the property planned for the Community Center into the Urban Renewal boundary. The County would be in favor of this move which would help with financing.

Finance Director Steven Weber stated that the Urban Renewal Agency. The 2022/2023 budget mirrors the 2021/2022 with a 3.5% increase. We have seen a slowdown in commercial building within the UR District.

RESULT: FOR DISCUSSION ONLY

V. ADJOURNMENT

Tanea Browning moved to adjourn at 6:52 p.m.

The foregoing minutes of the March 10, 2022, Development Commission meeting were approved by the Development Commission at its meeting of _____.

Dated:

Chair Hank Williams

ATTEST:

City Recorder

Minutes Acceptance: Minutes of Mar 10, 2022 6:30 PM (APPROVAL OF MINUTES)



City of Central Point

Staff Report

ISSUE SUMMARY

TO: Community Development Commission **DEPARTMENT:**
Finance

FROM: Steven Weber, Finance Director

MEETING DATE: June 23, 2022

SUBJECT: Resolution No. 2022-02 Adopting the Budget, Making Appropriations, and Declaring Tax Increment

ACTION REQUIRED: Motion
Public Hearing
Resolution

RECOMMENDATION: Approval

BACKGROUND INFORMATION:

On May 16, 2022, the Central Point Development Commission Budget Committee met to review the proposed budget for the 2022-23 fiscal year. After some discussion, the budget was approved to move forward to the Board of Directors for formal adoption.

FINANCIAL ANALYSIS:

General Fund

Materials & Services	\$	64,000
Capital Outlay	\$	1,335,000
Debt Service	\$	312,920
Contingency	\$	50,000
Ending Fund Balance	\$	403,945
	\$	<u>2,165,865</u>

LEGAL ANALYSIS:

N/A

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

N/A

STAFF RECOMMENDATION:

Approve resolution as presented.

RECOMMENDED MOTION:

I move to approve Resolution No. 2022-02 a resolution adopting the budget, making appropriations and declaring tax increment for fiscal year 2022-23.

ATTACHMENTS:

1. Resolution 2022-02

Resolution No. 2022-02

**BEFORE THE
CENTRAL POINT DEVELOPMENT COMMISSION
A
RESOLUTION ADOPTING THE BUDGET, MAKING
APPROPRIATIONS,
AND DECLARING TAX INCREMENT**

The Central Point Development Commission resolves as follows:

Section 1. The budget for fiscal year 2022–23 in the total of \$2,165,865 is adopted. This budget is now on file at the City of Central Point Finance Offices, 140 South Third Street, Central Point, OR 97502.

Section 2. The amounts for the fiscal year beginning July 1, 2022; and for the purposes shown below are appropriated:

GENERAL FUND	
Personal Services	\$0
Materials & Services	\$64,000
Capital Outlay	\$1,335,000
Debt Service	\$312,920
Contingency	\$50,000
Ending Fund Balance	\$403,945
TOTAL GENERAL FUND	\$2,165,865

Section 3. The Board of Directors certify to the county assessor a request for the Downtown & East Pine Street Corridor Revitalization Plan Area for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, of the Oregon Constitution and ORS Chapter 457.

The above resolution statements were approved and declared adopted on this 23rd day of June, 2022.

Hank Williams, Chair
Central Point Development Commission

ATTEST

Deanna Casey, Recorder

Attachment: Resolution 2022-02 (1557 : Adopting Fiscal 2022-23 Budget)



City of Central Point Staff Report

ISSUE SUMMARY

TO: Community Development Commission **DEPARTMENT:**
City Manager

FROM: Chris Clayton, City Manager

MEETING DATE: June 23, 2022

SUBJECT: Financial Projections Review

ACTION REQUIRED: Information/Direction **RECOMMENDATION:**
Not Applicable

BACKGROUND INFORMATION:

Over the past several months, city staff and our Urban Renewal Consultant, Elaine Howard Consulting, have been partnering on an Urban Renewal boundary amendment. Although the district boundary will be expanded, the original agency timeline and maximum indebtedness will remain unchanged.

Currently, the City's Consultant is preparing a draft report describing the amendment, and after reviewing it with the Development Commission, the City will begin the official notification process, which will allow for a mandatory conferral period with our taxing district partners.

As part of the boundary amendment process, the Consultant has provided updated financial projections for the Urban Renewal Agency. The "updated" financials include revised assessed value estimates and specific new construction—"value additions" that will impact that amount of annual tax increment received. By design, we have remained conservative in our financial projections.

FINANCIAL ANALYSIS:

In updating our financials, we revised our estimates on how assessed value within the Urban Renewal district boundary would continue to grow over the life of the district. Additionally, we looked at specific developments that we believe would occur in the coming years to include them as value additions to our tax increment revenues.

The final portion of our updated projections considered financial planning/financing strategy for our upcoming major capital improvements. More specifically, the projects analyzed were the Central Point Community Center, Bear Creek Greenway, and Beebe Road Bridge Crossing.

LEGAL ANALYSIS:

In the coming months, the Development Commission will be asked to consider the legislative action necessary to amend our existing Urban Renewal district boundary. This is a specific process controlled by Oregon Revised Statute.

COUNCIL GOALS/STRATEGIC PLAN ANALYSIS:

Strategic Priority – Responsible Governance

GOAL 1 - Maintain a strong financial position that balances the need for adequate service levels and capital requirements against the affordability that is desired by our citizens.

STRATEGY 1 – Continually update the City’s long-term financial plan/strategy.

STAFF RECOMMENDATION:

Staff recommends the Central Point Development Commission review the updated financial projections with staff.

RECOMMENDED MOTION:

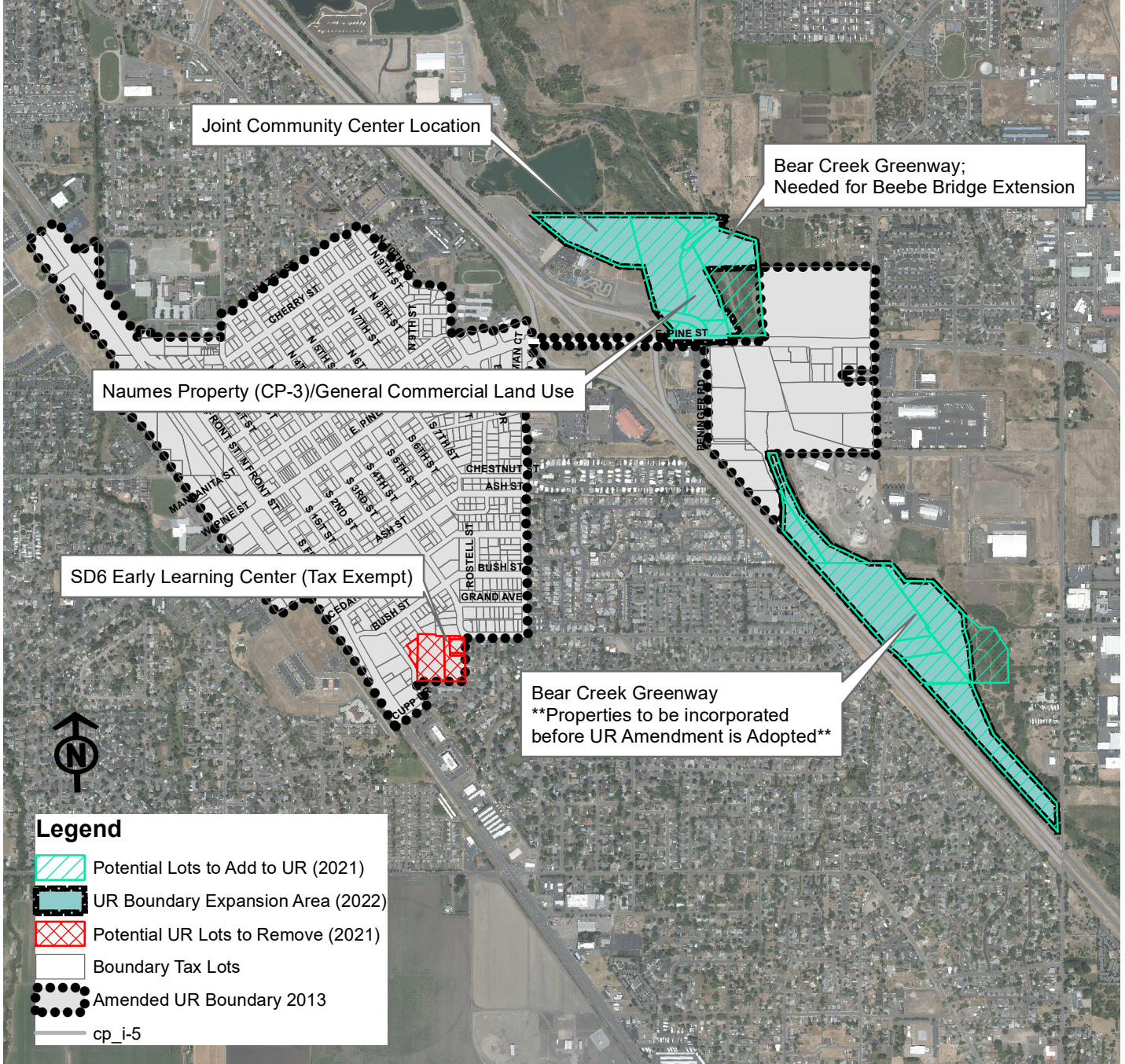
Not applicable.

ATTACHMENTS:

1. 06012022_2022 UR Boundary Changes (Final)



CITY OF CENTRAL POINT, OREGON



Attachment: 06012022_2022 UR Boundary Changes (Final) (1561 : Financial Projections Review)

Urban Renewal District Boundary Map

Proposed Boundary Changes (2022)

Map Updated June 1, 2022