



## Harrisburg Redevelopment Agency Minutes April 9, 2019

The Harrisburg Redevelopment Agency met on this date at the Harrisburg Senior Center, located at 354 Smith St., at the hour of 7:54pm. Presiding was Board Vice-President Mike Caughey. Also present were as follows:

- Kimberly Downey
- Robert Boese
- Adam Keaton
- Randy Klemm
- Charlotte Thomas
- Youth Advisor Spencer Tucker
- City Administrator Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge
- Public Works Director Chuck Scholz
- Finance Officer Tim Gaines

Absent this evening was Mayor Robert Duncan.

### The matter of Approving the Minutes for March 12, 2019

- Downey **motioned to approve the Minutes for March 12, 2019, and was seconded** by Keaton. The **Board then voted unanimously to approve the minutes for March 12, 2019.**

### The matter of Considering a Property Improvement Grant Request by Brenda Hoiland on Behalf of JB Woodworks for Property at 206 S. 3rd St.

- Caughey informed the Board that Hoiland's home was completely surrounded by water, and they therefore couldn't come to the meeting. If we have questions that staff can't answer, they are available via phone.

**STAFF REPORT:** Latta summarized the information available in the staff report, and in the application from Brenda Hoiland. The changes that they were making would do a lot to restore some of the older elements of the building. They are applying for a Diamond In the Rough grant from the State of Oregon. That grant is for \$20,000 at the most. If they aren't successful in the grant, then they will scale back some of the work using this grant only. He noted that with the grants and loans we currently have issued, there is still \$112,500 in the HRA fund. When the loans have been paid back, we will still have \$255,000 available for Property Improvement Programs.

- Thomas liked that it was a smaller fund request; it leaves more money for others, and the amount they are spending will make a huge difference.
- Boese **motioned to approve a Property Improvement Grant for JB Woodworks in the amount of \$21,437, and was seconded** by Downey.
- Klemm asked if they aren't successful in their grant request, will we reduce the amount of our grant to them.

- Latta told him no. They still need to provide a 50% matching amount to receive our grant.
- Thomas asked if we keep tabs on what they do with our funds.
- Latta reminded them that this is a reimbursement grant. As an example, The Voo was moving forward with their project, but one aspect hasn't been completed yet. They were going to close off the door on the northeast corner of the building. If they turn in their receipts without doing that, then he will not pay them, because the project has to be consistent with what was requested. If they don't want to do one of the projects that they had first listed, then they would need to take it back to the board for modifications.
- **The Board then voted unanimously to approve the property improvement grant for JB Woodworks in the amount of \$21,437.00.**

The matter of Authorizing the Purchase of Real Property Commonly Known as Tax Lot 4703 of Linn County Assessor's Map 15S04W16AA.

**STAFF REPORT:** Latta said that we had asked to purchase the property at \$123,000, and they had countered for us to cover closing costs. Therefore, the final amount is \$124,962.88. He is scheduled to be in Albany tomorrow at 1:00, to sign and pay for that, and therefore wanted Council's final approval.

- Thomas **motioned to authorize the payment of \$124,962.88 for the purchase of real property commonly known as Tax Lot 4703 of Linn County Assessor's Map 15S04W16AA. She was seconded by Klemm. The HRA Board then voted unanimously to approve the purchase of tax lot 15S04W16AA004703.**

The matter of Reviewing the HRA's 2<sup>nd</sup> Quarter Financial Report Document

- Downey asked about the credit that she saw on taxes and investment revenue. Why are those there?
- Gaines told her that no matter what questions he asked, the assessor's office is still only providing him with an estimate. He hadn't factored in the money that was there waiting for projects to be done when he estimated the investment revenue budget.
- Downey appreciated him being conservative.
- Latta added that in answer to some questions he's heard, HRA property taxes are also dependent on projects in the HRA. New values in the HRA boundaries can significantly affect property taxes from year to year. As an example, he talked about the Magnuson lot. It was vacant; therefore, the all of the property taxes generated by that project, will 100% stay in the HRA. That's because the HRA froze all the assessed values going forward from when it was formed. It helps to pay back the debt we incurred. He added that the value comes when the HRA sunsets, and all the tax values start going to the special districts. It's nice to see everything working the way it should. Another property we will see that working in, is McCracken Trucking. That's even more of an advantage, because no HRA dollars were spent on it; but 100% of the tax value will come to the HRA.
- Klemm **motioned to approve the HRA 2<sup>nd</sup> Quarter Financial Report for Fiscal Year 2018-2019. He was seconded by Downey, and the Board voted unanimously to approve the HRA 2<sup>nd</sup> Quarter Financial Report.**

#### **Others:**

- Latta said that the state had given us preliminary approval on the location of the RRFB (Random Rapidly Flashing Beacon) on the highway. However, we are still working on the design approval.

- Boese expressed some concern about McCracken Trucking and the state of the road on S. 2<sup>nd</sup> St.
- Scholz told him that actually, S. 2<sup>nd</sup> St. was built to industrial trucking standards. Those are streets built and able to withstand 120,000 lbs.
- Keaton added that he was concerned with Hwy 99 (3<sup>rd</sup> St.) because of all the potholes
- Scholz said that we aren't allowed to touch that.

A healthy discussion in relation to the highway then ensued. Latta wanted to get onto the state improvement plan for our section of Hwy 99. It is being beaten to death, and just like Halsey, we need to get lots of calls in so we get on the list. Latta said that part of the problem is that in cities, you have infrastructure under the roads. That creates more problems for the roads. Where you see lots of problems, Scholz actually goes out and TV's the lines, to make sure that there isn't a collapsed line in that location. Truly, the more ODOT can see maintenance crews having to come out to fix problems, the more we come to their attention as needing to be on the list for major road work to be done. Caughey asked about an area on LaSalle St. that was getting depressed, and asked if it was ours, and if we could get it repaired. However, Scholz told him that was our responsibility, and that is so far down the list compared to the other problems we are taking care of; that won't be repaired at this time.

**With no further business to discuss, the meeting adjourned at 8:20pm.**

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**Chairperson**

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**City Recorder**