



Harrisburg Redevelopment Agency Minutes

January 13, 2016

The Harrisburg Redevelopment Agency met on this date at City Hall, at the hour of 6:32pm. (Directly following the HRA Executive Session.) Presiding was Board President, Mike Caughey. Also present were as follows:

- Kimberly Downey
- Robert Boese
- Sarah Puls
- John Loshbaugh
- Youth Advisor Devon Contreras
- City Administrator Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge
- Public Works Director Chuck Scholz

Absent this evening was Mayor Robert Duncan.

The matter of Discussing a Purchase Offer for the Property Designated as Tax Lot 4703 on Linn County Assessor's Map 15S04W16AA

The HRA had earlier held an Executive Session under 192.660 (1)(2)(e): The governing body of a public body may hold an executive session; (e) In order to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

- Downey **motioned to authorize the City Administrator to negotiate the purchase of Tax Lot 4703 of Linn County Assessor's Map 15S04W16AA, as discussed during the executive session. She was seconded by Loshbaugh, and the HRA Board voted unanimously to authorize the City Administrator to negotiate the purchase property in Harrisburg.**

The matter of Approving the Minutes of November 10, 2015

- Downey **motioned to approve the minutes, and was seconded by Puls. The Board then voted unanimously to approve the Minutes of November 10, 2015.**

The matter of Reviewing and Approving the FY 2014-2015 Annual Report

Staff Report: Latta noted that the HRA is required to produce an annual report. You'll notice that in Exhibit A, you can see the history of the HRA, what the projects are, and the objectives of the Plan. In table 1, you'll notice the expenditures we made in the last year. There is no capital outlay because the HRA did not have any projects on the schedule due to amending and adding Substantial Amendments No. 4 and No. 5 to the HRA Plan. The amount under debt service was the last payment that we made on prior debt accrued for already completed projects. We have now paid off all debts, until the board chooses to incur more. We budgeted \$220,500 for this fiscal year, which is slightly less than last year, but we lost our ability to tax on a special tax levy. That eliminated \$50,000 from the budget. The proposed budget in Table 3 shows the budget for the expenditures we have planned, which this year includes, the purchase of tax lot No. 4703, and the Moore St. Project. We will spend down the budget for this next year with those two projects. On page 12, we are required to show the impact on other taxing districts. For instance, the school district has listed as forgone revenue an amount of \$86,266, with the next highest amount being the City itself, and the rest trickles down from there. Some information from the report you see here is required to be published in two consecutive weeks prior to March 1st. The statement to be published is shown on the last page of the exhibit. If you agree with the statement, we will be publishing it.

- Boese said that he knew we've been through this before, but how do the funds get taken out of other districts budget? How is that done again?
- Latta told him that when the agency is created, that action freezes the property values in the boundaries of the agency district. All of the affected taxing districts continue to receive those frozen base amounts on an annual basis. Every year until the end of the plan, the taxing districts will continue to receive that revenue. All the increases in property values are what go to the HRA. He wanted to note again that the impact to the school district is not a dollar for dollar impact, because the collected taxes go to the state, and the state doles out school revenue based on a per pupil basis.
- Downey added that the school funds were really important to us. They had no problems with it, because they could have said no.
- Downey then **motioned to approve the 2014-2015 Harrisburg Redevelopment Agency Annual Report and was seconded by Puls. The Board then voted unanimously to approve the report for the HRA Board.**

With no further business to discuss, the HRA Board adjourned at the hour of 6:40pm.

Chairperson

City Recorder