

DUNDEE URBAN RENEWAL AGENCY MEETING

Board Meeting Agenda

Dundee Fire Station Community Room
801 N. Highway 99W
Dundee, OR 97115

TELECONFERENCED MEETING OPEN TO THE PUBLIC IN-PERSON OR VIA ZOOM

Join Zoom Meeting:

<https://us02web.zoom.us/j/88002002575>

Or Via Phone: +1-301-715-8592

Meeting ID: **880 0200 2575**

March 5, 2024

7:30 PM*

- 1. Call to Order**
- 2. Public Comment:** Speakers will be allowed up to 3 minutes to speak after being recognized by the Chair.
- 3. Approval of Minutes**
- 4. Approval of Contract for Grant Award**
- 5. Discussion of Expanding Urban Renewal Area**
- 6. Agency Member Concerns**
- 7. Adjourn**

*Or immediately following City Council meeting.

AGENDA REPORT

TO: Urban Renewal Agency Board Chair and Members

FROM: Steve Dahl, City Administrator

DATE: February 26, 2024

SUBJECT: Potential expansion of Urban Renewal Area to include Dundee-Billick Park and School

BACKGROUND:

According to the Dundee Urban Renewal Plan adopted by the City Council via Ordinance 558-2017 (the “Plan”), the city can change the Plan through either a substantial amendment or a minor amendment. The Plan provides substantial amendments consist of “increases in the urban renewal boundary, in cumulative excess of one (1) percent”, while minor amendments may be used for “increases in the urban renewal area boundary, not in cumulative excess of one (1) percent.”

Per Section II(A)(1) of the Plan, the Dundee Urban Renewal Area contains 136.5 acres. One percent of the area equates to 1.365 acres. The four parcels of land upon which the old Dundee Elementary School and Dundee Billick Park are located comprise a total of 10.65 acres. Thus, since the land area would increase in excess of one (1) percent, a substantial amendment would be necessary in order to effectuate this change to the Plan.

ORS 457.220(3) also prohibits an urban renewal agency from adding land to the urban renewal area “more than twenty percent of the total land area of the original plan as calculated without taking into account any subsequent reductions of the area.” Twenty percent of the Dundee Urban Renewal Area equates to 27.3 acres. Thus, increasing the area by 10.65 acres would comply with this statutory requirement.

Substantial amendments “shall require the same notice, hearing, and approval procedure required of the original Plan.” This includes a new report to accompany the plan to both re-document the existence of blight within the urban renewal area and provide the information required in the report for the change being proposed. The approval process shall also include public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after hearing notice of which is provided to individual households within the City of Dundee. [ORS 457.095, ORS 457.120].

The City Council, upon receiving the proposed amendment to the Plan, must have a public hearing, where proper notices are given to one of the following: all the utility customers of the city, all the property holders of the city, all the electors registered withing the city, or postal patrons of the city.

We have \$20,000 for planning in the Urban Renewal Budget if the committee would like to move forward on the process.

Motion: I move to commence the process for a substantial amendment to the Dundee Urban Renewal Plan expanding the Dundee Urban Renewal Area Boundary to include the four parcels encompassing the Dundee Elementary School and Dundee Billick Park.