

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/83956042262>

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

Meeting ID: 839 5604 2262

March 18, 2025

8:30 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**
September 17, 2024 Meeting Minutes
- 4. Update of Agencies Financials**
- 5. Executive Session:** In accordance with ORS 192.600 (2)(f) to consider information or records that are exempt by law from public inspection.
- 6. Agency Member Concerns**
- 7. Adjourn**

*Or immediately following City Council meeting.

**Dundee Urban Renewal Agency
Board Meeting Minutes
September 17, 2024**

Call to Order

Chair David Russ called the meeting to order at 8:35 P.M.

Attendance

Agency Member Attendance:

Chair David Russ. Agency Members: Storr Nelson, David Ford, Bruce Starr, Tim Weaver and David Hinson. Absent: Jeannette Adlong.

Staff Attendance: Steve Dahl, City Administrator; Matthew Kahl, City Attorney and Kenzie Nagel, Administrative Assistant / Assistant City Recorder.

Public Attendance

Peter Donor, 780 SE Locust Street; Alex Chipper, 520 SW 5th Street; Randall Glahn, 741 SE Elm Street.

Public Comments

None.

Approval of Minutes

Minutes from April 16, 2024, June 4, 2024, June 18, 2024, and July 2, 2024.

ACTION: Motion to approve the minutes from April 16, June 4, June 18, and July 2, 2024.

Motion: Storr Nelson
Second: David Hinson
Vote: Unanimous in favor

Approval of Resolution No. 2024-03, Grant Agreement

C.A. Dahl explained that the grant agreement between the Urban Renewal Agency and the Outpost Dundee was now acknowledged for approval. A very brief discussion ensued.

ACTION: A Motion to Approve Resolution No. 2024-03, a Resolution Grant Agreement Between the Dundee Urban Renewal and Outpost Dundee LLC.

Motion: David Ford
Second: Bruce Starr
Vote: Unanimous in favor

The Dundee Urban Renewal Agency meeting was adjourned at 8:45 P.M.

David Ford, Chair

Steve Dahl, Executive Director

DRAFT

AGENDA REPORT

To: Agency Board Chair and Members
From: Steve Dahl, City Administrator
Date: March 18, 2025
Reason: Summary of Urban Renewal Financials

Background:

The City of Dundee started the Urban Renewal Agency in 2017. Since its inception, the agency has been collecting tax-increment increases from taxing districts that operate within the city. This means that the tax rate for taxing districts within the urban renewal district is frozen at the rate set in 2017. For example, if the tax rate were \$100 and the increment was 3%, then in 2018, the taxing district would receive \$100, while the \$3 increment would go to the Urban Renewal Agency.

For the 2025 tax year, the expected revenue is lower than the estimate for the 2024 tax cycle. This is because equipment that was previously taxed as personal property was moved outside of Dundee, reducing revenue for the district.

I have planned \$35,000 for technical assistance in the next fiscal year. The city has approximately \$418,732 in loan payments. I say “approximately” because we currently have a variable interest rate loan from Cashmere Valley Bank, which depends on the interest rates at the time of our biannual payments. Additionally, the city has not yet withdrawn the remaining half of the \$3 million loan it has received. The timing and method of this withdrawal will impact the required payments.

We have the following outstanding grants. Currently, we have a \$1,000,000 grant for the Terrain project. Of this amount, \$300,000 will most likely be paid this fiscal year when construction begins. The remaining \$700,000 will be paid over time as different phases of the project are completed. The Urban Renewal Agency also awarded a \$749,000 grant to Mr. Jivanjee for the mixed-use facility on 9th Street. Under the agreement, the agency has up to five years to pay the developer, with the city covering interest on the amount owed. However, since the agreement was finalized, the project has entered bankruptcy. As a result, there is currently no timeline for when the funds may be required.

The agency has had discussions with CPRD about assisting with the Sander Estate Park development. In these discussions, we considered providing a grant to CPRD once the city generates sufficient urban renewal revenue to fund the upgrades. However, these discussions took place before the new director was hired, and we have not yet had a serious conversation about the amount they are requesting or the payment structure since he came on board. I have scheduled this discussion for the April 1, 2025, Urban Renewal meeting. One upgrade I would like to prioritize is replacing the six-inch water line running through the park with a twelve-inch water line. The city already has twelve-inch water lines in place before the park on 5th Street and at 99W.