



APPROVED: September 18, 2013

**CITY OF ALBANY**  
**Albany Revitalization Agency**  
**City Hall Council Chambers, 333 Broadalbin Street SW**  
**Wednesday, August 21, 2013**

**MINUTES**

Agency Members present: Floyd Collins, Bessie Johnson, Rich Kellum, Sharon Konopa, Ray Kopczynski, and Dick Olsen

Agency Members absent: Bill Coburn (excused)

**CALL TO ORDER**

Chair Floyd Collins called the meeting to order at 7:10 p.m.

**APPROVAL OF MINUTES**

July 9, 2013

MOTION: Ray Kopczynski moved to approve the July 9 minutes. Rich Kellum seconded the motion, and it passed 6-0.

**SCHEDULED BUSINESS**

Business from the Public

There was no business from the public.

Resolution Not to Receive Economic Benefit from Future GO Bonds

Collins drew attention to the written staff report and the proposed resolution not to receive economic benefit from future General Obligation (GO) bonds. Economic Development & Urban Renewal Director Porsche offered to answer questions.

Kellum said that he understands that the urban renewal district cannot under-levy for just one jurisdiction and that any amount under-levied would have to be distributed to all of the taxing districts proportionately. He asked if this is a way to get around that for the benefit of Albany. Porsche said that is not the intent. She said there have been complaints that urban renewal takes money that was intended for other purposes. With discussions about the GO bond for police and fire facilities, the impact of urban renewal on the potential bond has arisen. The resolution would apply to all future GO bonds approved by Albany voters, as well as voters of affected overlapping taxing districts. The resolution was written in consultation with the City Attorney and the urban renewal attorney. It allows for either a proportionate under-levy by the Agency or a pro rata expenditure requested by the affected taxing district for eligible projects which would otherwise be an obligation of the taxing district. Any amount that was under-levied would be distributed proportionately to all affected taxing districts. Alternately, the affected taxing district could request the Agency fund an eligible project equal to the amount of the GO bond that would be collected by the Agency.

Collins said the resolution appears to address the impact of the urban renewal district on GO bonds similar to how the state addressed the impact of the district on special levies. Porsche agreed; she said that while Oregon law has not been updated to eliminate the impact of older urban renewal districts on GO bonds for districts like CARA, this resolution seeks to remedy and make right the impact.

Kopczynski said that he appreciates the option to consider an expenditure request from the affected taxing district but that he is not interested in under-levying. Collins said that he understands that the resolution would allow either option, and that decisions would be made on a case-by-case basis. Porsche affirmed that is the intent. Brief discussion followed.

MOTION: Dick Olsen moved to adopt the resolution not to receive economic benefit from future General Obligation Bonds. Sharon Konopa seconded the motion.

Bessie Johnson said she thinks this is a good idea; however, it is unfortunate that the first GO bond to be impacted is a City of Albany bond. She is concerned that many people won't read the resolution and won't understand that it is intended to apply for every GO bond. Collins said it will be important to convey that the intent is to be consistent with what passed in House Bill 2632 related to special levies and with the rules followed by newer urban renewal districts.

The motion passed 6-0.

#### Staff Updates and Issues

There were no additional updates.

#### BUSINESS FROM THE AGENCY

There was none.

#### NEXT MEETING DATE

The next ARA meeting is scheduled for Wednesday, September 18, 2013.

#### ADJOURNMENT

Hearing no further business, Chair Collins adjourned the meeting at 7:40 p.m.

Respectfully submitted by,

Reviewed by,

*Signature on File*

*Signature on File*

Teresa Nix  
Administrative Assistant  
Director

Kate Porsche  
Economic Development & Urban Renewal