



# BEAVERTON URBAN REDEVELOPMENT AGENCY

## Urban Renewal Advisory Committee (URAC)

Monday, April 6, 2015

The Beaverton Building  
Council Chambers  
12725 SW Millikan Way

### MEETING MINUTES

**In attendance:** Chair Bill Berg, Calvin Hamerus, Carmela Bowns, Deric Weiss, Inessa Vitko, Jennifer Nye, Lorraine Clairno, Ramsay Weit, Roy Kim, Scott Winter, and Staff Liaison Tyler Ryerson

**Excused:** Sean Colletta

**Unexcused:** Amy Saberian, Domonic Biggi

**Others in Attendance:** John Southgate, Consultant

**Public:** None.

Chair Berg called the meeting to order at 6:59 p.m.

#### **Draft BURA Budget**

Mr. Ryerson distributed the draft BURA budget. This draft was based on the BURA 5 Year Action Plan (data from the Central Beaverton Urban Renewal Area Tax Increment Financing Revenue Forecast Financial Model by Nick Popenuk of ECONorthwest) and from the Financial Model from Mr. Johansen of Public Financial Management, Inc. Consulting Firm.

Mr. Ryerson reviewed the (voter approved) pie (the breakdown of what percent goes where).

**7% Incentive Programs:** storefront improvement, historic conservation, tent improvements and pre-development systems.

**33% Joint Investment Partnerships:** housing, commercial and transit oriented development, assistance to development community (catalytic projects), and increase capacity for industrial jobs. Private investment.

Mr. Ryerson clarified that pre-development assistance refers to assistance to the private developer. He also clarified that land acquisition was not included in the pie therefore, it is included in joint investment partnership percentage.

**4% Community Identify Upgrades:** gateways, streetscape improvements (way finding), and creek enhancements.

**48% Transportation and Infrastructure:** transportation connectivity, safety improvements, sidewalk infill, and parking construction.

**8% Debt Service and Oversight**

Based on the financial model that Mr. Johansen produced we know the first year is budgeted for \$805K. The model is broken down by revenues, projects, debt service, line of credit, and financing capacity and shows accumulative project funding for each year. If we are able to draw on \$805K for the first year we will could have project funding of over \$4 million which then increases to \$6 million, \$10 million, \$14 million, \$19 million and in the first five years nearly \$24 million.

Mr. Southgate explained the financial model is based on relatively conservative assumptions.

Mr. Ryerson clarified the difference between General Fund and BURA. Council has approved \$300K for land acquisition each year over the last couple of years which comes from the General Fund. In addition we are expecting to have some earned acquisition (1<sup>st</sup> and Angel property) revenue (\$500K) which contributes to the General Fund.

My. Ryerson also clarified that money from General Fund is not specific to BURA, it can be used for projects Citywide. General Fund allocation could go toward projects within the urban renewal district.

**Proposed BURA 2015-2016 Budget review comments:**

- Can we move or reallocate funds from one category to another? Mr. Southgate suggested we could allow for that.
- Predevelopment \$75K seems low (spend more in the in years than out years)?
- Mr. Ryerson will get clarification whether we can combine the BURA and General Funds.
- System Development Charges (SDC) fees are typically high. Does the Action Plan allow for some or all of those fees to be waived? Mr. Ryerson explained we cannot waive most SDCs but we can pay for them in some capacity. He will check the Action Plan to see how it is called out.
- Get more aggressive in land acquisition - \$500K won't be enough, even if a fair portion of the General Fund acquisition is also used. Now's the time to buy.
- Suggestion that the "Plans and Studies" amount in 2015-2016 be increased, to study opportunities and barriers to redevelopment.

There is some confusion over the title "Predevelopment Assistance" under "Joint Investment". Confused with the DOS (predevelopment) program under Incentive Programs. Could be renamed to something like "Major Project Predevelopment Assistance".

**Proposed BURA 2015-2020 Budget review comments/questions:**

- Do we have figures of what we have spent in the past Community Development Block Grant (CDBG) program? Mr. Ryerson noted that he believed that about \$40-50k mostly for architectural renderings was rarely used.
- If we are serious about the Tenant Improvement (TI) and Storefront programs these figures need to be much higher.
  - If we can't increase this funding we should consider allocating this money somewhere else.

- Does Beaverton have enough value that the storefront improvement process is worth it?
- Use TI program to bring great restaurants to Old Town. Example of how Portland was successful in NW Portland to bring people in.
  - Mr. Ryerson will get clarification on the decision making process for this program.
  - If we really want “great” restaurants we will need a lot more money for the TI program.
  - Look at frontloading these numbers since we know we need more in the beginning (suggested increase to \$300K).
- More studies are necessary to determine what the need is so we make sure these programs (storefront and TI) work.
- Is the 7% for the life of the program or is it year to year? Mr. Ryerson believes it is for the life of term, he will confirm with BURA.

Mr. Ryerson pointed out these numbers are based on a percentage that the voters approved.

Mr. Ryerson will bring this conversation to the BURA board.

Mr. Ryerson noted that if we don't spend BURA funds, they can always roll to the next year unlike General Funds which, if not used, could go away.

**Agenda item:**

Construction continues on projects from last month (Franklin Tucker, Barcelona...).

Economic Development held their Brownfields Open Houses which were well attended, please contact Amy Koski if you know of a property that may be a brownfield site.

Beaverton Central Creekside Development RFQ is due May 8, 2015, 2 p.m.

First Mayor's Developer Roundtable was held on April 7, 2015, 7:30-9 a.m. and was very well attended.

The pre-proposal meeting for the RFQ was also held on April 7, 2015, 9-10:30 a.m.

**Meeting Minutes**

Remove Inessa Vitko and Calvin Hamerus from the attendees from last month and the minutes are approved for March 2, 2015.

**Calendar Items**

April 28, 2015: BURA Board Meeting

May 4, 2015: Next URAC Meeting

The meeting was adjourned at 8:40 p.m.