



City of Sandy

Agenda

Sandy Urban Renewal Board Meeting
Meeting Date: Tuesday, February 21, 2023
Meeting Time: 5:00 PM

Page

1. MEETING FORMAT NOTICE

This meeting will be conducted in a hybrid in-person / online format. The Board will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

To attend the meeting in-person

Come to Sandy City Hall (lower parking lot entrance).
39250 Pioneer Blvd., Sandy, OR 97055

To attend the meeting online via Zoom

Please use this link: <https://us02web.zoom.us/j/88691755612>
Or by phone: (253) 215-8782; Meeting ID: 88691755612

2. ROLL CALL

3. APPROVAL OF MINUTES

3.1. February 6, 2023

2 - 4

[Sandy Urban Renewal Board - 06 Feb 2023 - Minutes - Pdf](#)

4. NEW BUSINESS

4.1. SURA Funding Plan and Project Planning

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[SURA Funding Plan and Project Planning - Pdf](#)

5. ADJOURN



MINUTES
Sandy Urban Renewal Board Meeting
Monday, February 6, 2023 6:00 PM

BOARD PRESENT: Carl Exner, Councilor, Laurie Smallwood, Council President, Don Hokanson, Councilor, Kathleen Walker, Councilor, Richard Sheldon, Councilor, Khrys Jones, Chamber Director, Phil Schneider, Fire Chief, Stan Pulliam, Mayor, and Chris Mayton, Councilor

BOARD ABSENT:

STAFF PRESENT: Jeff Aprati, City Recorder, Jordan Wheeler, City Manager, Kelly O'Neill Jr., Development Services Director, and Ernie Roberts, Police Chief

MEDIA PRESENT: Sandy Post

1. Roll Call

2. APPROVAL OF MINUTES

2.1. Approval of Minutes
June 21, 2022

Moved by Kathleen Walker, seconded by Richard Sheldon

Approve the June 21, 2022 minutes

CARRIED. 8-0

Ayes: Carl Exner, Laurie Smallwood, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, Phil Schneider, and Stan Pulliam

Abstained: Chris Mayton

3. New Business

3.1. 362nd and Bell Street Concept Plan

Staff Report - 0659

The **City Manager** summarized the staff report, which was included in the agenda packet. Representatives from SERA design delivered presentation slides, which were also included in the packet.

Board discussion ensued on the following issues:

- Zoning regulations regarding senior living facilities
- Impact of site topography on the ease of providing utility service
- Slope of site terrain
- ODOT's receptiveness to possible future Hwy 26 connections
- Challenges related to the future extension of Kate Schmitz Ave
- Note that the three urban design alternatives presented are merely conceptual
- Relative sizes of different zoning types, particularly residential
- Discussion on the meaning of the term 'village' in the concepts
- Whether the first concept presented would result in a surplus of residential zoning in the city
- Possible uses in a 'village center mixed use' area
- Note that multi-unit residential is shown in a C-2 zone
- Possibilities for connection trails
- History and context of past trail planning to the north
- Notes on the importance of leveraging this site in particular for commercial development
- Difficulty of rezoning residential areas to other zoning types
- Explanations of the 'office park' concept
- Possibilities for incorporating some residential development into the 'office park' concept
- Possibilities for future industrial development
- Results of the upcoming Housing Needs Analysis will inform these planning efforts
- Discussion of how this planning fits into the Comprehensive Plan update effort
- Recognition of the importance of high-level, proactive planning
- Discussion of the need to understand the relative impacts of different concept plans on property tax revenue

4. Adjourn



Mayor, Stan Pulliam

Sandy Urban Renewal Board
February 6, 2023

A handwritten signature in black ink, appearing to read "Jeff Aprati".

City Recorder, Jeff Aprati

Draft



Staff Report

Meeting Date: February 21, 2023

From Jordan Wheeler, City Manager

SUBJECT: SURA Funding Plan and Project Planning

DECISION TO BE MADE:

Provide direction on funding scenarios for the SURA biennial budget process, level of capital funding, and potential projects to accomplish the Agency's urban renewal goals.

PURPOSE / OBJECTIVE:

Hold a work session to review the financial projections and funding scenarios in preparation of the upcoming budget process and to advance work on developing a prioritized list of projects to accomplish in the next several years.

BACKGROUND / CONTEXT:

In advance of the biannual budget process, staff are seeking the Board's input on potential projects and priorities for the District and the different funding scenarios for the District's remaining maximum indebtedness. Last summer, Board members responded to a survey on prioritizing the projects identified in the Sandy Urban Renewal Plan to begin the process of developing a prioritized project plan. We expect this to be a continuing conversation as we lead into the budget process and develop a multi-year project plan based on the Board's priorities, available funding, and identified projects.

The attached slide deck reviews the existing project categories in the plan, the remaining indebtedness, the responses to the prioritization survey, and different funding scenarios based on current assumptions on existing projects and programs, existing debt and current interest rates, and fund balance. The slide deck also lists the active projects and programs and potential projects as a starting point for discussion.

LIST OF ATTACHMENTS/EXHIBITS:

1. SURA Funding Projections and Project Planning



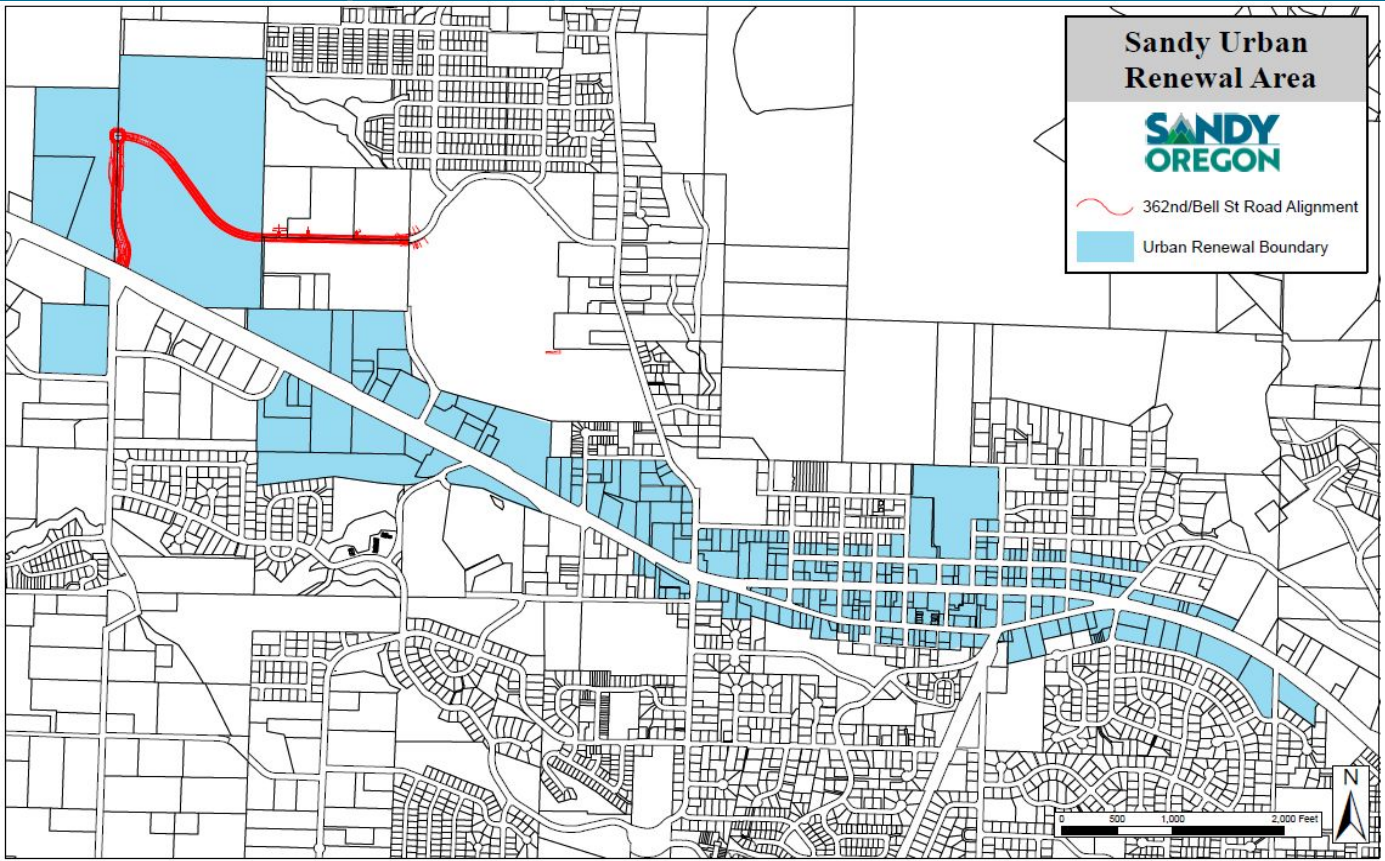
Sandy Urban Renewal Agency Funding Projections and Project Planning

SURA Board Meeting | February 21, 2023

Agenda

- Sandy Urban Renewal Plan Quick Review
- Funding Scenarios
- Projects in the Plan Prioritization Survey Results
- Active Projects
- Potential Projects





Urban Renewal Plan Activities

- A. Public Improvements
- B. Preservation, Rehabilitation, Development and Redevelopment
- C. Property Acquisition and Disposition
- D. Design Plans
- E. Plan Administration



Urban Renewal Plan Activities

Public Improvements

Facilities, streets and sidewalks, open spaces, lighting, traffic signals, streetscapes

Preservation, Rehabilitation, Development and Redevelopment

Facade, TI, Covered Structures grants, selling or leasing land or buildings



Urban Renewal Plan Activities

Property Acquisition and Disposition

Cedar Ridge property, other key properties for redevelopment or for public purposes

Design Plans

Downtown design guidelines (Sandy Style)

Concept and framework planning (Old Barn District)

Plan Administration

Staff and admin costs, miscellaneous studies



Completed Projects

- Proctor Undergrounding
- Police Station
- Centennial Plaza
- Cedar Ridge Purchase
- Fire District Improvements
- Facade, TI, Covered Structures Grants
- Pioneer Parking Lot
- Covered Structures
- Downtown entrance triangles
- Downtown circulation
- Landscaping



Funding Capacity Projections

- Maximum Indebtedness Remaining
- Assumptions
- Financial Projections and Project Funding Scenarios



Financial Plan Assumptions

1. Completion of existing active capital projects and existing bond funds: Community Campus Park Improvements, Cedar Ridge Site Preparation in FY24
2. \$200,000 per year (\$400,000 per biennium) for grants (Facade, TI, other incentive program)
3. Administrative Costs + amount for contracts, studies
4. Account for \$1.4 million remaining for Fire District
5. TIF Revenue Sharing constraint



Maximum Indebtedness

\$67 million

\$39.2 million
remaining

Urban Renewal Financial Analysis

Maximum Indebtedness:

\$67,000,000

Entire Agency (fiscal year)		Fire District (10% of total)	
2000	25,424	2000	-
2001	81,430	2001	-
2002	287,539	2002	-
2003	98,228	2003	-
2004	312,350	2004	93,966
2005	170,178	2005	96,000
2006	341,316	2006	79,000
2007	944,701	2007	101,766
2008	3,366,060	2008	86,386
2009	649,759	2009	36,561
2010	1,849,430	2010	192,436
2011	2,546,530	2011	41,541
2012	974,177	2012	79,304
2013	195,105	2013	-
2014	255,619	2014	-
2015	259,051	2015	-
2016	429,443	2016	268,391
2017	4,090,184	2017	1,169,163
2018	4,281,480	2018	2,977,078
2019	522,640	2019	76,700
2020	489,538	2020	-
2021	755,352	2021	-
2022	632,503	2022	-
Total:	23,558,035	Total:	5,298,293
Remaining:	43,441,965	Remaining:	1,401,707
Debt not yet spent: 2,819,352 * Remainder of the 2017 bond			
Remaining:	39,220,905		



Funding Scenario 1

1. Issue new debt and refund existing debt in FY27
 - a. Estimated \$17.5 million for capital projects in FY27
2. \$3 million available for projects FY23-25
3. Assumes Fire District spending \$1.4 million in next 4 years
4. No additional debt capacity until FY37



Funding Scenario 1

URBAN RENEWAL AGENCY FUND 16 Year Forecast

	BN21-23 Projected	BN23-25	BN25-27	BN27-29	BN29-31	BN31-33	BN33-35	BN35-37	BN37-39
Beginning Balance	6,230,022	7,439,029	3,993,440	5,931,911	5,342,728	4,789,927	4,263,699	3,710,695	2,992,506
Property Tax	3,873,362	3,862,129	4,002,417	4,147,801	4,298,466	4,454,603	4,574,779	4,576,342	4,579,115
Other	701,044	75,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Loan Proceeds	-	-	23,000,000	-	-	-	-	-	-
Total Resources	10,804,428	11,376,158	31,015,857	10,099,712	9,661,194	9,264,530	8,858,478	8,307,037	7,591,621
Personnel	337,648	441,437	505,401	578,634	662,478	758,471	868,373	994,200	1,138,260
Materials & Services	389,209	611,865	629,153	647,852	668,077	689,952	713,612	739,203	766,882
Capital	814,344	4,500,000	18,714,570	-	-	-	-	-	-
Transfers / Debt	1,824,198	1,829,416	5,234,822	3,530,497	3,540,713	3,552,408	3,565,798	3,581,128	3,598,679
Total Requirements	3,365,399	7,382,718	25,083,947	4,756,983	4,871,267	5,000,831	5,147,783	5,314,531	5,503,821

Ending Fund Balance	2,087,800
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Funding Scenario 2

1. Issue \$7 million new debt in FY 24-25. (2 Years earlier)
2. Estimated \$9 million for new capital projects in FY25
3. Still assumes Fire District spending in the next 4 years
4. No new debt capacity until FY31

Funding Scenario 2

URBAN RENEWAL AGENCY FUND 16 Year Forecast

	BN21-23 Projected	BN23-25	BN25-27	BN27-29	BN29-31	BN31-33	BN33-35	BN35-37	BN37-39
Beginning Balance	6,230,022	7,439,029	1,993,440	604,094	659,277	1,638,659	3,532,431	5,399,427	7,101,238
Property Tax	3,873,362	3,862,129	4,002,417	4,147,801	4,298,466	4,454,603	4,574,779	4,576,342	4,579,115
Other	701,044	75,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Loan Proceeds	-	7,000,000	-	-	-	-	-	-	-
Total Resources	10,804,428	18,376,158	6,015,857	4,771,895	4,977,743	6,113,262	8,127,210	9,995,769	11,700,353
Personnel	337,648	441,437	505,401	578,634	662,478	758,471	868,373	994,200	1,138,260
Materials & Services	389,209	611,865	629,153	647,852	668,077	689,952	713,612	739,203	766,882
Capital	814,344	13,500,000	1,400,000	-	-	-	-	-	-
Transfers / Debt	1,824,198	1,829,416	2,877,209	2,886,131	2,008,530	1,132,408	1,145,798	1,161,128	1,178,679
Total Requirements	3,365,399	16,382,718	5,411,764	4,112,617	3,339,084	2,580,831	2,727,783	2,894,531	3,083,821

Ending Fund Balance	8,616,532
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Funding Scenarios Bottom Line

1. Up to \$3 million available for new projects in the next biennium in either scenario
2. Waiting until FY27 to issue new debt and refund existing debt will net the most available in the next five years
3. Maintains funding for existing urban renewal projects and programs



Additional Considerations

1. Type of project and timing on capital spending (planning, permitting, design and engineering for construction vs. acquisition type project activities)
2. Project delivery capabilities
3. Financial projections are subject to change (interest rates impact debt, TIF growth and timing for revenue charging cap, etc.)



Projects in the SURA Plan

SURA Board Survey on Projects in the Plan

- Traffic Signalization
- Public Parking Facilities
- Public Open Spaces
- Street, Curb, and Sidewalk Improvements
- Streetscape and Civic Area Projects
- Street Lighting
- Placing Utilities Underground
- Pedestrian, Bike, and Transit Connectivity
- Aquatic/Recreation Center
- 362nd Extension north of Highway 26
- City Hall
- Police Protection Improvements
- SandyNet Fiber Extension
- Facade Grants
- Covered Structures Grants
- Tenant Improvement Grants
- Property Acquisition and Disposition
- Design Plans



SURA Survey Results

- 1 - Aquatic/Recreation Center
- 2 - Property Acquisition and Disposition
- 3 - Facade Grants
- 3 - City Hall
- 3 - 362nd Ave Extension
- 3 - Street, Curb, and Sidewalk Improvements
- 4 - Public Open Spaces
- 5 - Pedestrian, Bike, and Transit Connectivity
- 5 - Streetscape and Civic Area Projects
- 5 - Public Parking Facilities



SURA Survey Results

Other responses:

- Make a decision on the Campus
- Library improvements, art displays
- Expand SURA boundary to include a parcel on the east end
- Adopt a Street lighting standard to enhance Sandy Style



Active and Potential Projects

Active Projects	Budget/Projected Cost
Public Improvements	
Community Campus Park Improvement	\$3 million
Cedar Ridge Site Improvements	\$1.5 million
362nd Ave and Bell Street Extension	\$400,000 if necessary
Preservation, Rehabilitation, Development, and Redevelopment	
Facade TI Covered Structures Grants	\$200,000 per year
Smith Building Grants and Incentives	\$90,000 <i>pending development</i>

Potential Projects	Projected Cost
Public Improvements	
Pleasant Street Improvements	\$10.7 million (can be phased)
City Hall Expansion/Remodel	\$1 million - \$5 million
Community Campus (Annex Building)	unknown
Heritage Square and City Hall South Parking Lot Repaving	\$150,000
Street Lighting Plan and Enhancements	unknown
Sandy Gateway and HWY 26 Median Improvements	unknown
Public Parking Facilities	unknown
Civic Plaza	unknown

Potential Projects	Projected Cost
Preservation, Rehabilitation, Development, and Redevelopment	
Facade TI Covered Structures Grants	\$200,000 per year
Cedar Ridge Property/Community Campus	
Property Acquisition and Disposition	
TBD	Unknown
Design Plans	
362nd Ave Commercial Area Framework Plan	\$100,000
Sandy Style Lighting Plan	

Roundtable Discussion

- Are the assumptions for level of ongoing funding for grant programs accurate?
- What opportunities exist in the district that align with the priorities? (i.e. what should we add to the potential project list?)
- What projects or opportunities should we prioritize for the next 2-4-6 years that align with the Board's priorities and objectives in the Plan?