



B/C Reform: Urban Renewal Advisory Committee

Work Session

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Purpose

- The purpose of this work session is to discuss:
 - Establishing an Urban Renewal Advisory Committee (URAC);
 - Examples of URACs in other cities;
 - Possible URAC purpose and scope including the types of issues and activities the Board desires to assign to the URAC;
 - URAC size and membership; and
 - Frequency of meetings and staff support.

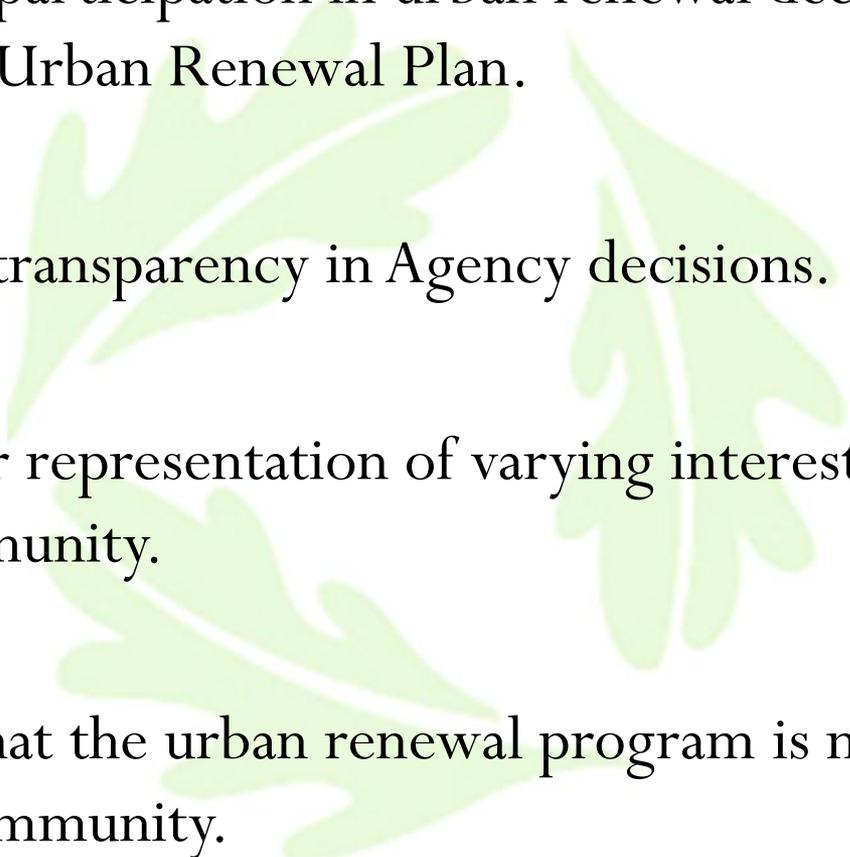
Background

- On April 8th the Council held a work session on City Boards and Commission reforms and discussed the idea of establishing an Urban Renewal Advisory Committee (URAC).
- There was some discussion about the role of a URAC and the Economic Development Commission in urban renewal matters.
- Tonight's presentation provides information about the legal authority to establish a URAC, benefits and costs, best practices, and ideas for purpose, size and URAC composition.

Legal Authority

- It's important to note that state law does not require that an Agency form an advisory committee.
- State law and administrative rules also do not provide guidance about advisory committee size, composition or the types of urban renewal matters that could be considered by the committee.
- The FG Urban Renewal Plan includes a goal for public participation (Goal 1). Objective 1.1 for this goal states: “At the discretion of the Agency establish an urban renewal advisory committee with broad representation to assist the Agency Board of Directors with implementation of the urban renewal program.”

URAC Benefits

- Broaden participation in urban renewal decisions consistent with the Urban Renewal Plan.
 - Increase transparency in Agency decisions.
 - Allow for representation of varying interests and expertise in the community.
 - Ensure that the urban renewal program is meeting the needs of the community.
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URAC Costs

- Staff support that the advisory committee requires.
- This could be mitigated by limiting the number of committee meetings or limiting the committee's scope to certain projects or activities.
- The Board isn't obligated to accept URAC recommendations. There is potential, however, that URAC recommendations could conflict with Agency Board priorities and the Board would have to reconcile differences.

URAC Best Practices

- As noted before, the Board has complete discretion on URAC composition. There's no guidance in state statute or rules for advisory committees.
- It is typical for a URAC to include property owners and business owners within the urban renewal area.
- It is also typical to include at-large representation from the community.
- Some committees also include expertise in finance and real estate to inform loan and grant programs and property acquisition and disposition.

URAC Examples

Urban Renewal Area	Advisory Board Members	Representation
Tigard	11	Three business and/or property owners with property in the renewal area Six persons representing a cross-section of interests in the community at-large One person residing within or adjacent to the renewal area One person with expertise in real estate development, urban planning or design. Two non-voting alternates including on at-large resident Up to two non-voting ex-officio members representing taxing districts
McMinnaville	7	Three members representing property and/or business owners from the URA At-large city resident City Council liaison Downtown Association Liaison Water and Light Department Liaison
Silverton	9	Affected taxing district representative City Council liaison Chamber Board representative Five members representing business and/or property owners from the URA
Dallas	7 to 9	Business and/or building owner Mayor No more than two Agency Board Directors

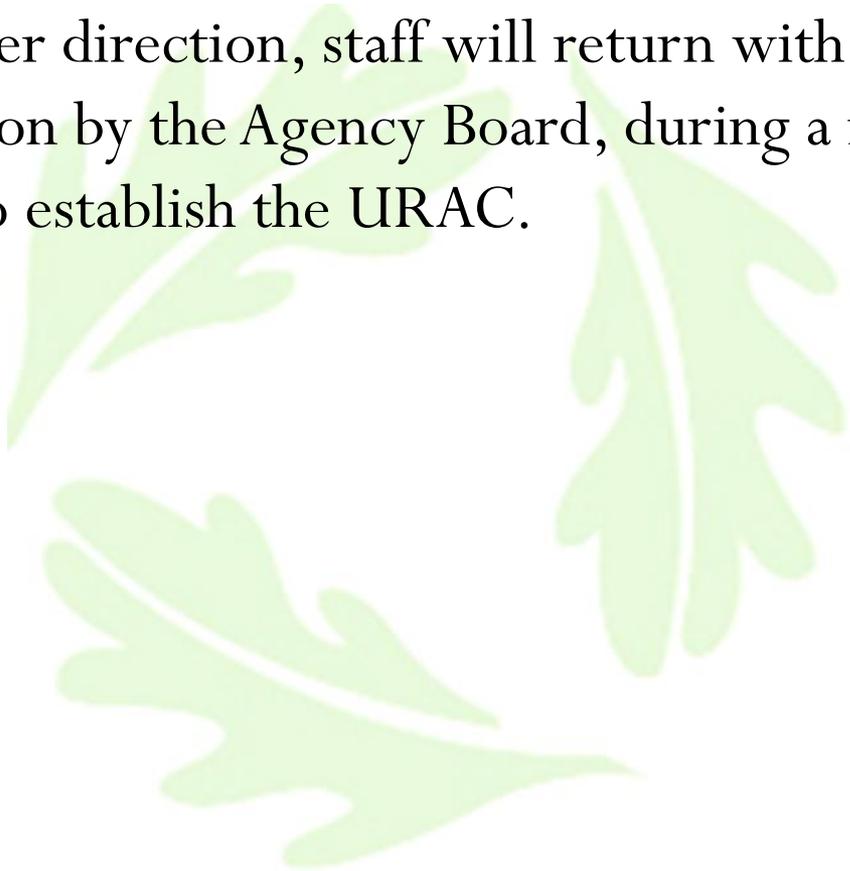
Considerations for Discussion

- Advisory committee purpose and scope:
 - Advise on all urban renewal issues or only certain types of issues:
 - Certain urban renewal plan amendments?
 - Projects?
 - Budget?
 - Property acquisition and disposition?
- Committee size and membership:
 - Representation and interests to include.
- Frequency of URAC meetings and staff support.

Considerations for Discussion

- Potential Size and Composition of URAC
 - Seven Members that represent the following:
 - 3 members representing property and/or business owners from the URA
 - 2 at-large city residents
 - 1 EDC representative
 - 1 Chamber of Commerce representative
 - Non-voting member: URA Board Member
- Frequency of URAC meetings and staff support.
 - Staff support would be Community Development
 - Frequency: At least quarterly and as-needed.

Next Steps

- With further direction, staff will return with a resolution for consideration by the Agency Board, during a regular Board meeting, to establish the URAC.
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The End