

1. Agenda

Documents:

[FURA BUDGET COMMITTEE AGENDA 5.14.25.PDF](#)

1.1. Meeting Materials

Documents:

[5.14.25 FURA BUDGET COMMITTEE MEETING ITEMS DISTRIBUTED.PDF](#)



Florence Urban Renewal Agency Budget Committee

Florence Events Center
715 Quince Street
Florence, OR 97439
541-997-3437
www.ci.florence.or.us

- Meeting materials including information on each agenda item are published at least 24 hours prior to the meeting, and can be found on the City of Florence website at www.ci.florence.or.us.
- Items distributed during the meeting, meeting minutes, and a link to the meeting video are posted to the City's website at www.ci.florence.or.us as soon as practicable after the meeting.
- To be notified of Budget Committee meetings via email, please visit the City's website at <http://www.ci.florence.or.us/newsletter/subscriptions>.

May 14, 2025

AGENDA

5:30 p.m.

<i>FURA Budget Committee:</i>	Mike Webb, FURA Chairperson	Dave Braley, FURA Vice-Chairperson
Bill Meyer, Director	Rob Ward, Director	Sally Wantz, Director
Ron Preisler, Director	Heather Posegate, Director	Susy Lacer, Director
Robert Carp, Member	Ron Moore, Director	AJ Edman, Member
Debra Kelley, Member	Jo Beaudreau, Member	Wayne Sharpe, Member
Glenna Hale, Member	Raymond Plumery, Member	Leonard Larson, Member
		Liz Diess, Member

With 48 hour prior notice, an interpreter and/or TTY: 541-997-3437, can be provided for the hearing impaired. Meeting is wheelchair accessible.

Proceedings will be shown live and for rebroadcast on Cable Channel 191 and online at www.ci.florence.or.us/citymanager/public-meetings-live and will be available after the meeting on the City's Vimeo Site.

Citizens wishing to express their views may submit comments in writing. For more information, please see the end of this agenda or visit the City of Florence website at <https://www.ci.florence.or.us/urbanrenewal/request-address-fura-budget-committee-speakers-card>.

For more information about the Urban Renewal Agency Budget approval process, including access to the Florence Urban Renewal Agency Budget Document, please visit <https://www.ci.florence.or.us/urbanrenewal/fura-2025-2027-budget-information>

CALL TO ORDER – ROLL CALL – PLEDGE OF ALLEGIANCE

5:30 p.m.

- ELECTION OF COMMITTEE POSITIONS**
Election of Florence Urban Renewal Agency Budget Committee Chairperson & Vice-Chairperson
- PRESENTATION OF FLORENCE URBAN RENEWAL AGENCY BUDGET MESSAGE**
Budget Officer Erin Reynolds will read the Florence Urban Renewal Agency's 2025-2027 Biennial Budget Message.
- PUBLIC HEARING ON PROPOSED 2025-2027 FLORENCE URBAN RENEWAL AGENCY BIENNIAL BUDGET**
Hear and consider verbal and written testimony regarding the proposed 2025-2027 Florence Urban Renewal Agency Biennial Budget.
- PRESENTATION ON THE FLORENCE URBAN RENEWAL AGENCY BUDGET**
Staff will provide an overview of the the Florence Urban Renewal Agency Budget.
- BUDGET COMMITTEE ACTION ITEMS**
Consider approval of proposed Florence Urban Renewal Agency budget and consider levying the full ad valorem tax increment amounts (taxing authority) for the agency.

Expressing Views to the Florence Urban Renewal Agency Budget Committee: Citizens wishing to express their views to the Florence Urban Renewal Agency Budget Committee may do so in both written and verbal formats.

1. Written Testimony: Citizens wishing to express their views to the Florence Urban Renewal Agency Budget Committee are encouraged to submit written testimony in one of the following ways:
 - a. Submit written comments via email to the City Recorder at cityrecorder@ci.florence.or.us.
 - b. Mail written comments to Florence City Hall, Attn: FURA Budget Committee, 250 Hwy 101, Florence, OR 97439
 - c. Drop off written comments to the City of Florence drop box located at Florence City Hall (250 Hwy 101) to the right of the main entrance.
- ** Note: Written comments received at least 2 hours prior to the meeting (May 14, 2025 at 3:30 p.m.) will be distributed to the Florence Urban Renewal Agency Budget Committee, posted to the City of Florence website, and made part of the record.
2. Verbal Testimony: Citizens wishing to express their views to the Florence Urban Renewal Agency Budget Committee may participate in the meeting via GoToWebinar. To do so, please complete a speaker's card online at <https://www.ci.florence.or.us/urbanrenewal/request-address-fura-budget-committee-speakers-card> at least 1 hour prior to the meeting (May 14, 2025 at 4:30 p.m.). City staff will then contact the speaker to let them know the process to participate in the meeting.
 - a. Public Hearing Testimony: Verbal comments will be allowed on public hearing items after staff has given their report and have allowed time for initial Florence Urban Renewal Agency Budget Committee questions. Comments are limited to five minutes per person with no limit on the number of speakers.

FURA
FLORENCE URBAN
RENEWAL AGENCY
OREGON



Florence Urban Renewal Agency Fiscal Biennium 2025-27 Proposed Budget July 1, 2025 – June 30, 2027

BUDGET COMMITTEE

MAY 14, 2025

FLORENCE EVENTS CENTER

Biennial Budget

FLORENCE URBAN RENEWAL AGENCY

Proposed Budget

Fiscal
Biennium
2025-27



Call to Order -- Roll Call -- Pledge of Allegiance

FURA
FLORENCE URBAN
RENEWAL AGENCY
OREGON



Florence Urban Renewal Agency Fiscal Biennium 2025-27 Proposed Budget July 1, 2025 – June 30, 2027

Biennial Budget

FLORENCE URBAN RENEWAL AGENCY

Proposed Budget

Fiscal
Biennium
2025-27

ELECTION OF OFFICERS:

- CHAIRPERSON
- VICE CHAIRPERSON

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OREGON



Florence Urban Renewal Agency
Fiscal Biennium 2025-27
Proposed Budget
July 1, 2025 – June 30, 2027

BUDGET MESSAGE

CITY MANAGER ERIN REYNOLDS

Biennial Budget

FLORENCE URBAN RENEWAL AGENCY

Proposed Budget

Fiscal
Biennium
2025-27

Budget Summary

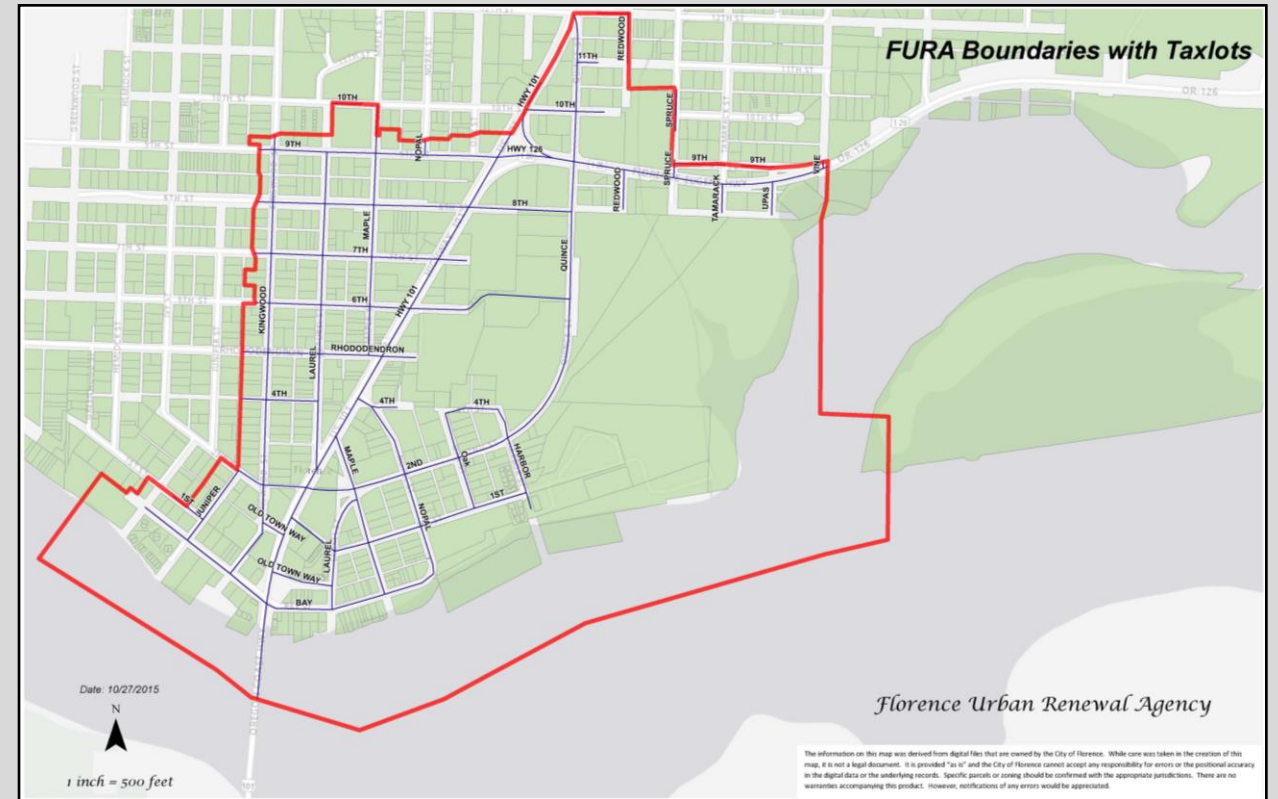
Total Biennium:	\$2,679,600
Beginning Fund Balance:	\$ 900,000
Ending Fund Balance:	\$ 467,600



FURA Summary

Five-Year Action Plan

- Facilitate Development of Quince Street Properties
- Financial & Technical Assistance Grants for FURA Area Properties
- Old Town Master Plan, Community Outreach, & Implementation Planning



Capital Investment

FURA General Fund

Description	Funding Source	Year 1 Amount	Year 2 Amount	Impact on Operating Costs
Pedestrian Scale Lighting	Tax Increment	300,000	-	Uses existing tax increment funds
FURA General Fund Total		300,000	-	



Highlights

Revenue:

- Property Tax Increment makes up revenue projections for the Biennium.

Expenditures:

- Administrative Service Charges \$ 383,500
(Previous Biennium: \$336,100)
- Contractual Services \$ 350,000
- Façade Improvement Grants \$ 80,000
- Grant Programs \$ 30,000
- ReVision Florence Ped. Lighting \$ 300,000
- Quince Hotel Contributions \$ 125,000



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Florence Urban Renewal Agency
Fiscal Biennium 2025-27
Proposed Budget
July 1, 2025 – June 30, 2027

BUDGET MESSAGE

CITY MANAGER ERIN REYNOLDS

Biennial Budget

FLORENCE URBAN RENEWAL AGENCY

Proposed Budget

Fiscal
Biennium
2025-27

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Biennial Budget

FLORENCE URBAN RENEWAL AGENCY

Proposed Budget

Fiscal
Biennium
2025-27

Florence Urban Renewal Agency Fiscal Biennium 2025-27 Proposed Budget July 1, 2025 – June 30, 2025

PUBLIC HEARING:

PROPOSED BUDGET

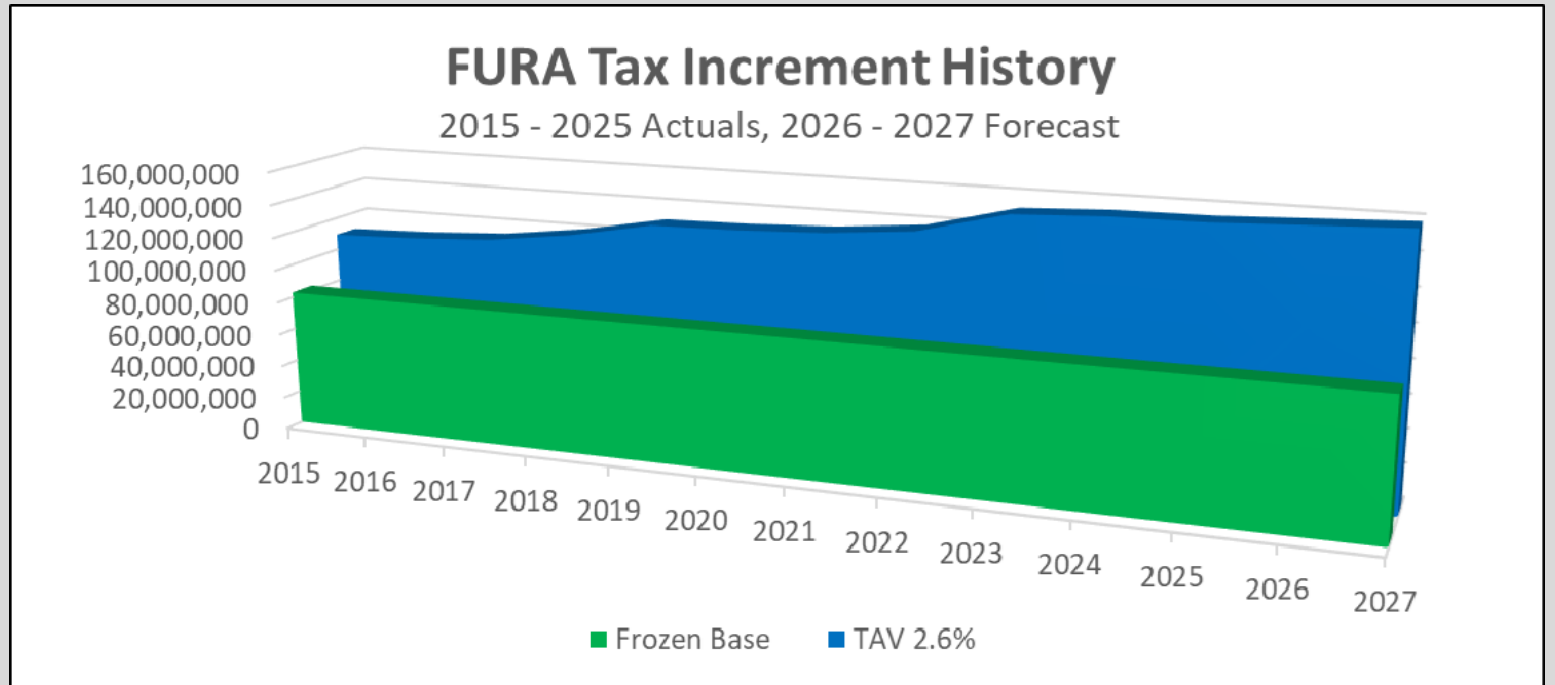
FURA Consolidated Budget

	Fiscal Biennium 2023-25 Budget			Fiscal Biennium 2025-27 Budget		
	General Fund	Debt Service Fund	Total	General Fund	Debt Service Fund	Total
Beginning fund balance	900,000	-	900,000	954,700	-	954,700
Current year resources						
Property taxes	1,610,000	-	1,610,000	1,640,000	-	1,640,000
Intergovernmental	-	-	-	-	-	-
Miscellaneous	8,000	-	8,000	84,900	-	84,900
Transfers	-	-	-	-	-	-
Debt proceeds	-	-	-	-	-	-
Total current year resources	1,618,000	-	1,618,000	1,724,900	-	1,724,900
Total resources	2,518,000	-	2,518,000	2,679,600	-	2,679,600
Expenditures						
Materials and services	946,300	-	946,300	990,900	-	990,900
Capital outlay	240,000	-	240,000	300,000	-	300,000
Transfers	-	-	-	-	-	-
Debt services	1,079,500	-	1,079,500	921,100	-	921,100
Total expenditures	2,265,800	-	2,265,800	2,212,000	-	2,212,000
Other requirements						
Contingency	252,200	-	252,200	467,600	-	467,600
Total other requirements	252,200	-	252,200	467,600	-	467,600
Total expenditures and other requirements	2,518,000	-	2,518,000	2,679,600	-	2,679,600

Tax Increment Information

Property Tax Revenue
FY2025-27 Biennium Budgeted at
\$1,707,000

Schedule of Taxable Assessed Value,
Tax Rates, and Levies
Fiscal Years 2015 through 2027
*(Actual through fiscal year 2025,
forecasts fiscal years thereafter.)*



Tax Increment Information

Schedule of Taxable Assessed Value, Tax Rates, and Levies

Fiscal Years 2015 through 2027

(Actual through fiscal year 2025, forecasts fiscal years thereafter.)

Property tax increment collection calculated at 94% projected increment.

Fiscal Year	Frozen Base	Excess TAV	TAV 2.6%	Dollar Change	Percentage Change		Levy Amount	Consolidated Tax Rate
					Total AV	Excess AV		
2015	82,903,810	26,557,328	109,461,138	2,172,223	2.0%	8.9%	325,784	12.2672
2016	82,903,810	28,220,985	111,124,795	1,663,657	1.5%	6.3%	343,379	12.1675
2017	82,903,810	31,068,716	113,972,526	2,847,731	2.6%	10.1%	375,444	12.0843
2018	82,903,810	37,714,545	120,618,355	6,645,829	5.8%	21.4%	455,226	12.0703
2019	82,903,810	47,473,393	130,377,203	9,758,848	8.1%	25.9%	531,898	11.2041
2020	82,903,810	48,395,956	131,299,766	922,563	0.7%	1.9%	559,631	11.5636
2021	82,903,810	50,620,781	133,524,591	2,224,825	1.7%	4.6%	585,065	11.5578
2022	82,903,810	55,354,336	138,258,146	4,733,555	3.5%	9.4%	637,272	11.5126
2023	82,903,810	68,826,226	151,730,036	13,471,890	9.7%	24.3%	784,660	11.4006
2024	82,903,810	71,210,572	154,114,382	2,384,346	1.6%	3.5%	811,843	11.4006
2025	82,903,810	71,610,853	154,514,663	400,281	0.3%	0.6%	816,407	11.4006
2026	82,903,810	73,759,000	156,662,810	2,148,147	1.4%	3.0%	840,900	11.4006
2027	82,903,810	75,972,000	158,875,810	2,213,000	1.4%	3.0%	866,100	11.4003

FURA General Fund



	2019-21	2021-23	2023-25	2023-25	2025-27	2025-27	2025-27
	Actual	Actual	Budget	BTD 3/31/25	Proposed	Approved	Adopted
Beginning fund balance	3,920,260	692,018	900,000	914,840	954,700		
Current year resources							
Taxes	1,128,775	1,382,435	1,610,000	1,521,587	1,640,000		
Intergovernmental	540,036	435,693	-	-	-		
Miscellaneous	53,015	26,895	8,000	87,391	84,900		
Debt proceeds	-	-	-	-	-		
Transfers	80,640	-	-	-	-		
Total current year resources	1,802,466	1,845,023	1,618,000	1,608,978	1,724,900	-	-
Total resources	5,722,726	2,537,041	2,518,000	2,523,818	2,679,600	-	-
Expenditures							
Materials and services	589,169	483,665	946,300	398,271	990,900		
Capital outlay	3,325,985	201,629	240,000	-	300,000		
Debt service	-	936,908	1,079,500	725,591	921,100		
Transfers	1,115,554	-	-	-	-		
Total expenditures	5,030,708	1,622,202	2,265,800	1,123,862	2,212,000	-	-
Other requirements							
Contingency	-	-	252,200	-	467,600		
Total other requirements	-	-	252,200	-	467,600	-	-
Total expenditures and other requirements	5,030,708	1,622,202	2,518,000	1,123,862	2,679,600	-	-

FURA Debt Service



Summary of Existing Debt Issued and Balance June 30, 2025

Description	Original Amount	Interest Rate	Balance June 30, 2025	Payment FY 2026	Payment FY 2027
Existing Obligations					
FFCO 2016 (20 yr) - Banner	3,700,000	2.92%	2,384,856	246,200	246,200
Banner Bank (20 yr) - Tax Exempt BQ	3,150,000	3.30%	2,386,870	214,300	214,300
Total FURA Debt	6,850,000		4,771,726	460,500	460,500

Summary of Existing Debt and Proposed Debt Fiscal Year 2025-2030

Outstanding Balance June 30,

Description	2025	2026	2027	2028	2029	2030
Existing Obligations						
FFCO 2016 (20 yr) - Banner	2,384,856	2,207,935	2,025,738	1,838,263	1,645,040	1,446,054
Banner Bank (20 yr) - Tax Exempt BQ	2,386,870	2,250,245	2,109,073	1,963,204	1,812,482	1,656,746
Total FURA Debt	4,771,726	4,458,180	4,134,811	3,801,467	3,457,522	3,102,800
Proposed Debt	-	-	-	-	-	-
Total Debt Outstanding	4,771,726	4,458,180	4,134,811	3,801,467	3,457,522	3,102,800

Questions?



Action Items

- ❑ Consider approval of the proposed 2025-2027 Biennial Budget for the Florence Urban Renewal Agency in the amount of \$2,679,600.

Suggested Motion:

- *Move to approve the proposed 2025-2027 Biennial Budget for the Florence Urban Renewal Agency in the amount of \$2,679,600.*

- ❑ Consider levying the maximum amount of revenue that may be raised by dividing the taxes under Section 1e, Article IX, of the Oregon Constitution and ORS Chapter 457 for the fiscal years beginning July 1, 2025 and July 1, 2026 for the Florence Urban Renewal Agency Plan Area.

Suggested Motion:

- *Move to levy the maximum amount of revenue that may be raised by dividing the taxes under Section 1e, Article IX, of the Oregon Constitution and ORS Chapter 457 for the fiscal years beginning July 1, 2025 and July 1, 2026 for the Florence Urban Renewal Agency Plan Area.*