

## Urban Renewal Agency Meeting Minutes

City Hall Council Chambers at 5:30 PM March 11th, 2023

1. Call to order

- Tara Mastel, Chair, called meeting to order at 5:31pm.

2. Roll Call

NAME	PRESENT	ABSENT
Jeremy Battles	X	
James Caniglia		X
Marci Dye, School Board Liaison		X
Al Jones		X
Tara Mastel	X	
Jo Ann Eder	X	
Jeff DiBenedetto, Planning Board Liaison	X	

Other attendees: Angela Getchell and Cody Marxer

3. Approval of Minutes.

- a. Sept 11 Minutes: DiBenedetto motions, Battles seconds, minutes approved without changes.
- b. Feb 28 Minutes: Eder motions, DiBenedetto seconds, minutes approved without changes.

4. New Business

- a. Discuss and review Grant cycle process for URA
  - Cody Marxer (acting City Planner) suggests that the first contact for a developer is important





to clarify. Planner would regularly present to the URA a list of projects that came through the City and the URA would select potentially-eligible projects.

- Proposed grant timeline: Feb 1<sup>st</sup> application deadline with an anticipated funds dispersal Apr 30<sup>th</sup>, as available.
- The timeline of Planning Board's involvement is under discussion pending examples from other communities.
- URA is recommending a meaningful minimum of TIF funding (\$300K recommended based on RLACF workforce housing committee discussion) before any awards are dispersed.
- Discussion of timing for URA award vs Planning Board approval. A possible process could require planning board approval before applying for URA funds. Another possibility could involve a URA award prior to, but contingent upon Planning Board project approval. Marxer will bring some examples of processes in other communities.
- Marxer will bring examples of point rating systems currently in use for other urban renewal areas.

b. Review and decide on bylaws

- Motion to recommend to council vacating two URA seats: Al Jones and James Caniglia based on non-attendance. Eder motions, DiBenedetto seconds, motion passes.

5. Treasurer's Report

- a. TIF Increment remains \$233,017, however URA needs an update from City/County on actual funds available with mills applied to that taxable increment. Battles will attend an educational meeting of the statewide county treasurers with TIF districts in their areas to learn more about the calculation.

6. Written Correspondence

- a. None

7. Other Business - None

8. Adjournment at 6:53pm

- Next meeting will be Tuesday, April 2<sup>nd</sup> 2024 at 5:30pm.

*These minutes are respectfully submitted by URA Secretary Jeremy Battles.*

