



City of Independence

Urban Renewal Agency
Tuesday, October 14, 2025 @ 6:30 PM
Civic Center - Council Chambers

(see agenda footer for meeting attendance information)

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - 3.1. Regular Meeting 06/10/2025
 - 3.2. Work Session 09/09/2025
4. **Visitors/Public Comment**
5. **Unfinished Business**
6. **New Business**
 - 6.1. Disposition of URD Properties (Irvine)
7. **Adjournment**

Meeting Attendance Information:

The Urban Renewal Agency will hold this meeting in-person in City Hall Council Chambers, via video conference (Zoom) or by phone. Meetings are also live-streamed on the City's YouTube channel at: <https://www.youtube.com/c/CityofIndependenceOR>.

- To attend in person, the City Hall address is 555 S. Main St.
- For Zoom login
visit: <https://us06web.zoom.us/j/89810249422?pwd=cXPCy8eVNOwm0eb5fb1gUKyba4M30q.1>
- To participate in the meeting **by phone**, dial **US: +1-253-215-8782** and enter **Webinar ID: 898 1024 9422** and **Passcode: 690871**

Written comments are also welcome and may be delivered to City Hall or emailed to CouncilComments@ci.independence.or.us no later than 4:00 pm the day of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.



City of Independence

Minutes

Independence Urban Renewal Agency Meeting Tuesday, June 10, 2025

1. **CALL TO ORDER.** The meeting was called to order at 6:32 pm in the council chambers by Mayor Kate Schwarzler.

2. **ROLL CALL.**

Mayor Schwarzler present

Council Present: Shannon Corr
Marilyn Morton
Bill Boisvert
Evan Sorce
Dawn Roden
Kathy Martin-Willis

Council Absent: None.

City Staff Present: Kenna West, City Manager
Rob Moody, Finance Director
Myra Russell, City Recorder
Juventino Banuelos, Police Chief

3. **MINUTES.** The minutes of the June 11, 2024, regular session, were submitted in the agenda packet.

ACTION:

Councilor Corr moved to approve June 11, 2024, regular session minutes as received. Second by Councilor Morton. No discussion. Roll call vote. Motion passed 6-0-0:

AYES: Corr, Morton, Boisvert, Sorce, Martin-Willis, Roden

NAYS: None

ABSTENTIONS: None

4. **VISITORS / PUBLIC COMMENTS.** None

5. **UNFINISHED BUSINESS.** None

6. **NEW BUSINESS.**

6.1. Budget Adoption, FY 2025-26. Finance Director Moody presenting information as submitted in the agenda packet for the URA budget that was approved by the budget committee at their May 14, 2025 meeting.

URA Budget Public Hearing:

- Open Public Hearing: Mayor Schwarzler opened the public hearing for the URA budget at 7:13 pm.
- Public Comment:
 - None
- Close public Hearing: Mayor Schwarzler closed the public hearing at 7:13 pm

ACTION:

Councilor Corr moved to approve Proposed Resolution 2025-01 adopting the Independence Urban Renewal Agency budget for fiscal year 2025-26 in the sum of \$1,610,537, to approve appropriations in the amount of \$1,610,537; and to declare and certify the maximum tax increment that may be raised. Councilor Martin-Willis seconded. Discussion: None

Roll call vote. Motion passed 5-1-0:

AYES: Corr, Morton, Boisvert, Sorce, Martin-Willis

NAYS: Roden

ABSTENTIONS: None

7. **GENERAL INFORMATION.** None

8. **ADJOURNMENT.** Councilor Roden moved to adjourn, Councilor Sorce seconded. Mayor Schwarzler adjourned the meeting at 7:14 pm.

Minutes submitted by:
Myra Russell, City Recorder



City of Independence Minutes

Urban Renewal Agency Meeting
Tuesday, September 9, 2025

1. **Call to Order.** Councilor Martin-Willis called the meeting to order at 6:30 PM

2. **Roll Call.**

Present: Councilor Dawn Roden
Councilor Bill Boisvert
Councilor/Council President Kathy Martin-Willis
Councilor Marilyn Morton
Councilor Shannon Corr

Absent: Councilor Evan Sorce, excused
Mayor Kate Schwarzler, excused

City Staff Present: Kenna West, City Manager
Myra Russell, City Recorder
Shawn Irvine, Assistant City Manager
Juventino Banuelos, Police Chief

3. **Reports/Presentations.**

3.1. **Strategic Options for URA-Owned Properties (Irvine).**

Irvine discussed two options for selling three urban renewal district properties near Independence Landing, with the broker team recommending a development solicitation process that would allow more control over outcomes while potentially taking longer than a straightforward listing. The meeting addressed various concerns including URA debt, parking issues, and property ownership in the area, while exploring options for dedicated parking spaces and walkable access. The group ultimately decided to gather more information on the costs and benefits of both development options before making a final decision, with plans to bring a detailed plan and cost estimate back to the URA meeting in early October.

4. **Adjournment.** Councilor Corr moved to adjourn; Councilor Boisvert seconded. Councilor Martin Willis adjourned the meeting at 7:13 pm.

Minutes submitted by:
Myra Russell, City Recorder



CITY OF INDEPENDENCE URBAN RENEWAL DISTRICT

TO: Mayor and City Council
FROM: Kenna West, City Manager
MEETING DATE: October 14, 2025
SUBJECT: Disposition of URD Properties

Information Only

Action Requested

Statement of Issue:

Staff are requesting direction on how to dispose of URD-owned properties.

Background:

In 2015, the Urban Renewal District acquired the old Valley Concrete property and prepared it for development, including dividing the property into eight developable tax lots. The Independence Landing development took place on four of the prepared tax lots, and the Osprey Point development used a fifth. The URD board determined it would wait to market the remaining three lots until the previous developments were completed and stabilized.

The time has come to sell the remaining lots from the former Valley Concrete property, and at a prior work session the Board discussed the two methods for doing so. The URD can use a development solicitation, such as a Request for Proposals or Qualifications, or the URD could simply list the properties for sale and consider any offers that are made.

Discussion:

The fundamental difference between the two approaches lies in the amount of control and flexibility retained by the URD. With a development solicitation, the URD allows potential buyers time to formulate plans and can select a proposal that best aligns with the vision for these properties and the downtown. Upon selecting a preferred development partner, the URD would negotiate a development agreement which can accommodate potential changes to the plan and also establish timelines and performance measures that must be met. A simple listing does not allow much room for nuance and may limit developers' willingness to invest time and money forming a larger plan since another buyer could make an offer on the property at any time.

The URD has secured the services of a real estate team from Coldwell Banker Commercial to market the properties, and we expect to have a memo from them at the URD meeting outlining their preferred approach. We anticipate that they will recommend a development solicitation.

Recommendation/Suggested Motion:

Staff recommend the Board proceed with a development solicitation to dispose of the three remaining Independence Landing lots.

Suggested motion: "I move that the URD conduct a development solicitation to dispose of the remaining Independence Landing properties."

*Memo prepared by: Shawn Irvine, Assistant City Manager
Reviewed by: Kenna West, City Manager*