



City of Independence

Urban Renewal Agency
Tuesday, June 9, 2026 @ 6:45 PM
Civic Center - Council Chambers

(see agenda footer for meeting attendance information)

1. **Call to Order**
* Immediately following the City Council meeting *
2. **Roll Call**
3. **Minutes**
 - 3.1. Regular Meeting 03/10/2026
4. **Visitors/Public Comment**
5. **Unfinished Business**
6. **New Business**
 - 6.1. Budget Adoption, FY 2026-27
7. **Adjournment**

Meeting Attendance Information:

The Urban Renewal Agency will hold this meeting immediately following the city council meeting in-person in the 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/85343318162?pwd=TKjDGaJaYC8dsXqiaacmhvbZNYcr1s.1>
- To participate in the meeting **by phone**, dial **US: +1-253-215-8782** and enter **Webinar ID: 853 4331 8162** and **Passcode: 147884**

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

Urban Renewal Agency Meeting
Tuesday, March 10, 2026

1. **Call to Order.** Mayor Schwarzler called the meeting to order at 6:32 PM
2. **Roll Call.** Mayor Schwarzler present.
Present: Councilor Evan Sorce
Councilor Dawn Roden
Councilor Bill Boisvert
Councilor/Council President Kathy Martin-Willis
Councilor Marilyn Morton
Councilor Shannon Corr

Absent:

City Staff Present: Kenna West, City Manager
Myra Russell, City Recorder
Amanda Carey, Finance Director
Fred Evander, City Planner
Juventino Banuelos, Police Chief
Gerald Fisher, Public Works Director
3. **Minutes Action:**
Councilor Morton moved to approve the minutes as received; Councilor/Council President Martin-Willis seconded. Discussion: None
Roll call vote. Motion 6-0-0
Ayes: Evan Sorce, Dawn Roden, Bill Boisvert, Kathy Martin-Willis, Marilyn Morton, Shannon Corr
Nays: None
Abstentions: None
 - 3.1. **Regular Meeting 10/14/2025.**
 - 3.2. **Regular Meeting 01/13/2026.**
4. **Visitors/Public Comment.** None.
5. **Presentations.**
 - 5.1. **URA Audit Presentation (Carey, Auditors).**
Amanda Carey, Finance Director for the City of Independence, and Cyrus Ward, Senior Manager and CPA from Aldrich CPA and Advisors, presented the

audited financial statements. The audit revealed that the URA received approximately \$1.1 million in tax increment, which was used to fund debt payments, with total debt outstanding at \$18.6 million. While the agency was found to be within its maximum debt threshold of \$17.948 million, there were two non-compliance findings related to budget committee notices and expenditures exceeding the budget on one line item, but not exceeding the overall budget. The conversation ended with no major findings and a discussion about the need for better tracking of budget information in the future.

6. **Adjournment.** Mayor Schwarzler adjourned the meeting at 6:45 PM.

MAYOR KATE SCHWARZLER

ATTEST:

Myra Russell, City Recorder



CITY OF INDEPENDENCE
MEMORANDUM

TO: Urban Renewal Agency Board
FROM: Amanda Carey, Budget Officer
MEETING DATE: June 09, 2026
SUBJECT: Budget Adoption

Information Only

Action Requested

Statement of Issue:

Consideration of FY 2026-27 Urban Renewal Agency budget and related transactions.

Background/Discussion:

On April 22, 2026, the Independence Urban Renewal Budget Committee met to hear the FY 2026-27 Budget Message and presentation and to discuss the Urban Renewal Agency's proposed budget. On May 6, 2026, the Committee approved the Urban Renewal Agency Budget as proposed by the Budget Officer.

The next step in the process requires the Agency Board to adopt the budget no later than June 30, 2026. With that adoption, several actions are required, including the appropriation of expenditures and the imposition and categorization of tax increment.

Fiscal Impact:

Adoption of this budget will serve to make available approximately \$1.6 million for debt service expenditures after July 1, 2026, for the City of Independence Urban Renewal Agency.

Options:

1. Separately adopt the budget and resolution as presented
2. Separately adopt the budget and resolution with amendments

Recommendations/Suggested Motions:

It is recommended that the budget and resolution be adopted as submitted, with the suggested motion of:

"I move to approve Resolution No. 2026-01, a resolution adopting the Independence Urban Renewal Agency budget for fiscal year 2026-27 in the sum of \$1,611,592, to approve appropriations in the amount of \$1,611,592; and to declare and certify the maximum tax increment that may be raised."

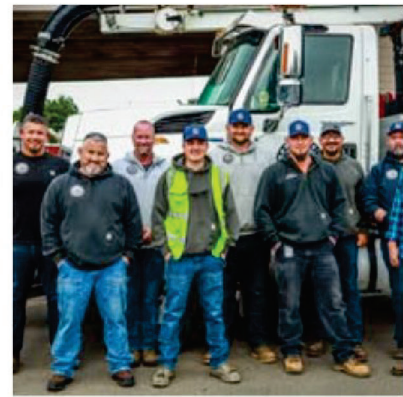
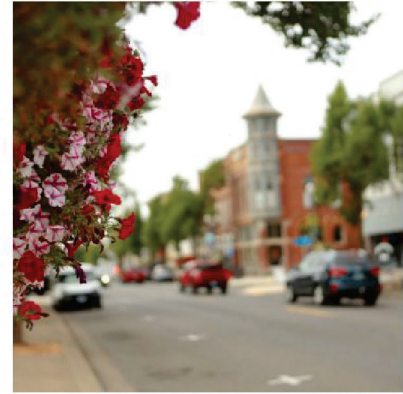
Attachments:

1. URA Resolution No. 2026-01



INDEPENDENCE
Oregon's Story Begins Here

URBAN RENEWAL AGENCY



City of Independence

BUDGET

FY 2026 - 2027

2026-2027
ANNUAL BUDGET

City Council

Kate Schwarzler, Mayor
Kathy Martin-Willis
Bill Boisvert
Shannon Corr
Marilyn Morton
Dawn Roden
Evan Sorce

Appointed Citizen Members

Miranda Garrison
Jessica Porter
Dana Sharman
Erin Seiler
Bradley Karkanen
Alex Paraskevas
Nathan Christensen

Staff

Amanda Carey, Budget Officer
Kenna West, City Manager

CITY OF INDEPENDENCE URBAN RENEWAL AGENCY
Budget Message

To: The Members of the Budget Committee
From: Amanda Carey, Budget Officer
Subject: Budget Message for FY2026–2027

Introduction

We present the FY 2026–2027 (FY 2027) Urban Renewal Agency (URA) budget for your review, discussion, and approval. This balanced budget reflects current development activity within the URA boundary and provides an updated financial outlook based on the most recent projections.

The Agency’s current financial position is largely the result of major capital investments made many years ago, most notably the Independence Landing development. While these projects were intended to generate increased tax increment revenue over time, the growth in tax increment revenue has been slower than originally anticipated. As a result, revenue growth has not kept pace with earlier projections.

In response to these conditions, the Agency has shifted from a development-driven phase to a more constrained, debt-management-focused phase. This transition requires a more deliberate and strategic approach to both financial planning and future project commitments.

Fund Structure

The Agency’s activities are budgeted and tracked through two distinct funds:

- Urban Renewal Capital Projects Fund – This fund functions as the Agency’s primary operating fund and is supported primarily by borrowing. It is used to finance infrastructure improvements and capital investments within the URA boundary.
- Urban Renewal Debt Service Fund – This fund collects tax increment revenues generated from growth in assessed value within the URA and is used exclusively for principal and interest payments on outstanding debt.

Debt and Obligations

The Agency currently holds outstanding obligations in two primary forms:

1. Loans from the City of Independence and the State of Oregon related to the Independence Landing development, and

2. Full Faith and Credit (FFC) obligations associated with construction of the Independence Civic Center.

Tax increment revenues are used to meet these obligations, including both debt service and repayment of City loans. Debt service for the Civic Center is a shared responsibility with the City. These obligations are scheduled to continue through FY 2045–46.

In FY 2026 due to the slower growth in tax increment revenue, the URA Board took action to revise the repayment schedule for interfund loans owed to the City of Independence General Fund. Annual payments were reduced from approximately \$500,000 to approximately \$200,000, with the revised schedule extending through FY 2031. This adjustment reflects current revenue realities and was necessary to relieve near-term financial pressure on the Agency while maintaining compliance with other debt obligations.

The Agency will continue to evaluate its repayment structure to ensure long-term fiscal sustainability for the Agency.

Strategic Focus for FY 2027

In light of current conditions, the Agency will focus on the following priorities in FY 2027:

- Maintaining compliance with all existing debt obligations and preserving financial stability
- Given current financial constraints, new investments will be limited and carefully prioritized to:
 - Limit new financial commitments to those aligned with projected resources; and
 - Support targeted redevelopment opportunities that generate future tax increment
- Advancing the sale and redevelopment of URA-owned properties to return them to the tax rolls

The Agency currently owns three lots that have been previously identified by the URA Board for disposition and have been placed on the market. Staff is actively working with the realtor of record to facilitate their sale and redevelopment, with the goal of returning these properties to productive, taxable use and supporting long-term revenue growth within the URA.

Staff are developing a more defined strategy to guide future decision-making and ensure that limited resources are deployed in a manner that maximizes long-term financial and community benefit.

Future Outlook

The Agency remains committed to its mission of addressing blight and supporting revitalization within its boundaries. However, in the near term, progress will depend on targeted redevelopment opportunities and strategic partnerships rather than broad market-driven growth.

Without additional taxable development, the Agency's financial capacity will remain constrained. This will require continued discipline in financial management, a focus on returning properties to the tax rolls, and careful prioritization of future investments.

At the same time, activation and redevelopment of key properties within the URA, including Agency-owned parcels, represents the most immediate opportunity to improve long-term revenue performance.

Staff will continue to monitor development activity and financial conditions closely and will adjust strategies as needed to respond to changing circumstances.

Conclusion

We appreciate the continued time, attention, and guidance of the Urban Renewal Agency Board of Directors and the Budget Committee. We look forward to working collaboratively to ensure the Agency remains financially sustainable while positioning it for future redevelopment opportunities.

Sincerely,

Amanda Carey
Finance Director

URBAN RENEWAL PROJECTS FUND

Urban Renewal Projects Fund 441	Actual		FY 2025-26			Budget 2026-27	
	2023-24	2024-25	Adopted Budget	6 Mo Actual	Est YE	Proposed	Approved
Beginning Balance	\$ 1,353,174	\$ 656,281	\$ 743,281	\$ 750,579	\$ 750,579	\$ 845,524	\$ 845,524
SOURCES							
41110 Real Property Tax - Current	\$ 263,700	\$ 677,597	\$ 681,000	\$ 478,472	\$ 670,000	\$ 703,000	\$ 703,000
41120 Real Property Tax - Prior	5,246	6,381	4,000	7,421	10,000	8,000	8,000
46100 Investment Income	3,262	-	-	-	-	-	-
48110 Loan Repayment - Principal	337	-	-	-	-	-	-
TOTAL SOURCES	\$ 272,545	\$ 683,978	\$ 685,000	\$ 485,893	\$ 680,000	\$ 711,000	\$ 711,000
USES							
Materials and Services							
62291 Other Operating Supplies	\$ 567	\$ 566	\$ -	\$ -	\$ -	\$ 600	\$ 600
63190 Professional Services - Other	-	1,900	-	-	-	2,200	2,200
Total Materials and Services	\$ 567	\$ 2,466	\$ -	\$ -	\$ -	\$ 2,800	\$ 2,800
Debt Service							
81130 Bond/Loan Payments - Principal	\$ 343,415	\$ 345,050	\$ 393,000	\$ 434,715	\$ 434,715	\$ 443,067	\$ 443,067
81230 Bond/Loan Payments - Interest	625,456	242,164	195,000	150,340	150,340	141,988	141,988
Total Debt Service	\$ 968,871	\$ 587,214	\$ 588,000	\$ 585,055	\$ 585,055	\$ 585,055	\$ 585,055
TOTAL USES	\$ 969,438	\$ 589,680	\$ 588,000	\$ 585,055	\$ 585,055	\$ 587,855	\$ 587,855
Ending Balance	\$ 656,281	\$ 750,579	\$ 840,281	\$ 651,417	\$ 845,524	\$ 968,669	\$ 968,669

URBAN RENEWAL DEBT SERVICE FUND

Urban Renewal Debt Service Fund 341	Actual		FY 2025-26			Budget 2026-27	
	2023-24	2024-25	Adopted Budget	6 Mo Actual	Est YE	Proposed	Approved
Beginning Balance	\$ 335,634	\$ 577,984	\$ 217,032	\$ 245,022	\$ 245,022	\$ 320,787	\$ 320,787
SOURCES							
41110 Real Property Tax - Current	\$ 791,095	\$ 424,612	\$ 557,000	\$ 587,179	\$ 650,000	\$ 575,000	\$ 575,000
41120 Real Property Tax - Prior	15,742	19,143	10,000	9,764	13,000	10,000	10,000
46100 Investment Income	36,416	35,968	10,000	8,646	10,000	10,000	10,000
49100 Transfers In - General Fund	213,715	-	212,250	106,125	212,250	221,000	221,000
49510 Transfers In - Sewer Fund	106,860	106,526	106,526	53,263	106,526	110,500	110,500
49530 Transfers In - Water Fund	106,860	106,526	106,526	53,263	106,526	110,500	110,500
TOTAL SOURCES	\$ 1,270,688	\$ 692,775	\$ 1,002,302	\$ 818,240	\$ 1,098,302	\$ 1,037,000	\$ 1,037,000
USES							
Debt Service							
81110 Bond/Loan Payments - Principal	\$ 531,332	\$ 548,916	\$ 569,307	\$ 96,574	\$ 569,307	\$ 589,307	\$ 589,307
81210 Bond/Loan Payments - Interest	497,006	476,821	453,230	266,550	453,230	434,430	434,430
Total Debt Service	\$ 1,028,338	\$ 1,025,737	\$ 1,022,537	\$ 363,124	\$ 1,022,537	\$ 1,023,737	\$ 1,023,737
TOTAL USES	\$ 1,028,338	\$ 1,025,737	\$ 1,022,537	\$ 363,124	\$ 1,022,537	\$ 1,023,737	\$ 1,023,737
Ending Balance	\$ 577,984	\$ 245,022	\$ 196,797	\$ 700,138	\$ 320,787	\$ 334,050	\$ 334,050