



Staff Report

File #: 21-383

Version: 1

Date: 10/25/2021

Item #: 3.2a.

TO: Urban Renewal Agency Board
THROUGH: Steve Powers, Executive Director
FROM: Dan Atchison, City Attorney

SUBJECT:

Updating the Urban Renewal Agency's real estate disposition procedures.

Ward(s): All Wards
Councilor(s): All Board Members
Neighborhood(s): All Neighborhoods
Result Area(s): Good Governance

SUMMARY:

Resolution No. 21-9 URA (Attachment 1), amends Resolution No. 06-4 URA (Attachment 2), updating the Urban Renewal Agency's real estate disposition procedures to be consistent with the City's recently enacted procedures.

ISSUE:

Shall the Agency Board adopt Resolution No. 21-9 URA, amending Resolution No. 06-4 URA, to update the Urban Renewal Agency's real estate disposition procedures?

RECOMMENDATION:

Adopt Resolution No. 21-9 URA, amending Resolution No. 06-4 URA, to update the Urban Renewal Agency's real estate disposition procedures.

FACTS AND FINDINGS:

In July 2021 the Salem City Council passed Ordinance No. 6-21 updating the City's real estate disposition policy and procedures to be consistent with state law. Resolution No. 21-9 URA will adopt portions City's procedures by amending the URA's existing policy.

Urban renewal agencies are subject to particular requirements when acquiring and disposing of

interest in real estate, due to the statutorily limited authority for agencies. Oregon Revised Statutes (ORS) chapter 457 authorizes urban renewal agencies to acquire real estate only within urban renewal areas in order to carry out the applicable urban renewal plan. Further, the proceeds of a sale of real estate by an urban renewal agency must be used within the plan area for uses consistent with the plan.

Resolution No. 21-9 URA adopts portions of City's real estate disposition policy and procedures by amending the URA's existing policy. The resolution adopts the same classes of transaction as the City and allows certain transaction to be completed without a public hearing and delegates authority to the URA Executive Director (City Manager) to complete some transactions without Agency Board approval.

BACKGROUND:

The Salem City Council passed Ordinance No. 06-21 in July 2021, updating the City's real estate disposition policy and procedures. Resolution No. 21-9 URA adopts portions of the City's policy and procedure by amending the URA's existing policy.

Dan Atchison
City Attorney

Attachments:

1. Resolution No. 21-9 URA
2. Resolution No. 06-4 URA