

AGENDA
DAYTON URBAN RENEWAL AGENCY
REGULAR MEETING

DATE: MONDAY, JUNE 1, 2026

TIME: 6:30 PM

PLACE: Palmer Creek Lodge Community Center – 606 4th Street, Dayton, OR 97114

VIRTUAL: ZOOM MEETING – ORS 192.670/HB 2560

You may join the Urban Renewal Agency Meeting online via YouTube at: <https://youtube.com/live/TytRSEPkDYk?feature=share>

Dayton – Rich in History . . . Envisioning Our Future

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>PAGE #</u>
A.	CALL TO ORDER & PLEDGE OF ALLEGIANCE	
B.	ROLL CALL	
C.	APPEARANCE OF INTERESTED CITIZENS	
D.	APPROVAL OF MINUTES	
	1. June 16, 2025, URA Meeting Minutes	
	2. July 21, 2025, URA Meeting Minutes	
E.	PUBLIC HEARING	
	<i>The Urban Renewal Agency will hold a public hearing to obtain public input on the budget for Fiscal Year (FY) beginning July 1, 2026, as approved by the Urban Renewal Budget Committee.</i>	
F.	ADJOURN	

NEXT MEETINGS
June 15, 2026, Urban Renewal Agency Meeting

The public is strongly encouraged to relay concerns and comments to the Urban Renewal Agency of any other topic in one of the following ways:

- Email - at any time up to 5 pm the day of the meeting to rvargas@daytonoregon.gov. The Chair will read the comments sent to the City Recorder.
- Appear in person – If you would like to speak during public comment, please sign up on the sign-in sheet located on the table when you enter the City Hall Annex.
- Appear by Telephone only – please sign up prior to the meeting by emailing the City Recorder at rvargas@daytonoregon.gov the chat function is not available when calling by phone into Zoom.
- Appear Virtually via Zoom - once in the meeting send a chat directly to the City Recorder Rocio Vargas, use the raise hand feature in Zoom to request to speak during public comment, **you must give the City Recorder your First and Last Name, Address and Contact Information (email or phone number) before you are allowed to speak.** When it is your turn, the Chair will announce your name and unmute your mic.

MINUTES
DAYTON URBAN RENEWAL
June 16, 2025

PRESENT: Chair Jim Maguire
Vice-Chair Annette Frank
Board Member Drew Hildebrandt
Board Member Kitty Mackin
Board Member Robin Pederson

ABSENT: Board Member Chris Teichroew
Board Member Luke Wildhaber

STAFF: Jeremy Caudle, City Manager
Rocio Vargas, City Recorder
Dave Rucklos, Tourism & Economic Development Director
Don Cutler, Public Works Supervisor

A. CALL TO ORDER & PLEDGE OF ALLEGIANCE

Chair Jim Maguire called the meeting to order at 6:35pm and all those present gave the Pledge of Allegiance.

B. ROLL CALL

Chair Maguire noted that there was a quorum with Board Members Frank, Hildebrandt, Mackin and Pederson present in person. Noted Board Members Teichroew and Wildhaber were absent.

C. APPEARANCE OF INTERESTED CITIZENS

None.

D. APPROVAL OF MINUTES

Board Member Hildebrandt noted that Chair Maguire was excused, and Board Member Wildhaber was not excused.

Annette Frank moved to approve June 2, 2025; minutes as amended. Seconded by Robin Pederson. Motion carried with Frank, Hildebrandt, Mackin, Maguire and Pederson voting aye. Board Members Teichroew and Wildhaber were absent.

E. ACTION ITEMS

1. Approval of Resolution 2025-01 Adopting the Budget for FY 2025/2026

Drew Hildebrandt moved to approve Resolution 2025-01. Seconded by Annette Frank. Motion carried with Frank, Hildebrandt, Mackin, Maguire and Pederson voting aye. Board Members Teichroew and Wildhaber were absent.

F. ADJOURN

There being no further business to discuss meeting adjourned at 6:39pm.

Respectfully submitted:

By:

Rocio Vargas, City Recorder

APPROVED BY the URA Board on **June 1, 2026**

As Written

As Amended

Jim Maguire, Chair

MINUTES
DAYTON URBAN RENEWAL
June 2, 2025

PRESENT: Vice-Chair Annette Frank
Board Member Drew Hildebrandt
Board Member Kitty Mackin
Board Member Robin Pederson
Board Member Chris Teichroew

ABSENT:

STAFF: Jeremy Caudle, City Manager
Rocio Vargas, City Recorder
Dave Rucklos, Tourism & Economic Development Director
Don Cutler, Public Works Supervisor

A. CALL TO ORDER

Vice-Chair Frank called the meeting to order at 8:10pm.

B. ROLL CALL

Vice-Chair Frank noted that there was quorum with board members Hildebrandt, Mackin, Pederson and Teichroew present in person.

C. APPEARANCE OF INTERESTED CITIZENS

None.

D. APPROVAL OF MINUTES

1. June 16, 2025, URA Meeting Minutes

Kitty Mackin moved to approve June 16, 2025, URA Meeting minutes. Seconded by Drew Hildebrandt.
Motion carried with Frank, Hildebrandt, Mackin, Pederson, and Teichroew voting aye.

E. ACTION ITEMS

- 1. Accept the resignation of the Urban Renewal Agency Chair and elect a new Chair.**

Kitty Mackin moved to accept the resignation and declare a vacancy. Second, by Chris Teichroew. Motion carried with Frank, Hildebrandt, Mackin, Pederson, and Teichroew voting aye.

Drew Hildebrandt moved to nominate Kitty Mackin as Chair. Motion carried with Frank, Hildebrandt, Mackin, Pederson, and Teichroew voting aye.

F. ADJOURN

There being no further business to discuss meeting adjourned at 8:12pm.

Respectfully submitted:

APPROVED BY the URA Board on **June 1, 2026**

By:

As Written

As Amended

Rocio Vargas, City Recorder

Kitty Mackin, Chair



jcaudle@daytonoregon.gov 
416 Ferry Street / PO Box 339, Dayton, Oregon 97114 
503-864-2221 
www.DaytonOregon.gov 

To: Dayton Urban Renewal Budget Committee
From: Jeremy Caudle, City Manager
Re: Recommended FY 2026/2027 budget for the Dayton Urban Renewal Agency
Date: April 28, 2026

This is to present the recommended FY 2026/2027 budget for the Dayton Urban Renewal Agency (URA). The total URA budget is \$27,028. The City Council established the URA through Ordinance 664, adopted October 21, 2024. This will be the second year that the URA starts collecting revenues.

This is a 3% increase over what was collected in 2025-26. We expect \$14,938 in tax increment revenues this upcoming fiscal year. The remaining budget is reserves from last year.

The budget provides for a \$1,187 payment to the Dayton Fire District, representing 7.946% of the projected tax increment revenues.

The budget also sets aside \$412, or 2.76% of projected revenues, for the School District. These arrangements are pursuant to our intergovernmental agreements with both agencies. Total reserves for the School District are budgeted at \$779.

The remaining balance is budgeted in "professional services." While we have not identified uses for these funds, we may wish to develop a URA master plan or undertake similar efforts over the next fiscal year. Those plan would be developed under direction of the Urban Renewal Agency Board.

Sincerely,

Jeremy B. Caudle
City Manager

RESOURCES
Urban Renewal
Agency
(Fund)

Dayton Urban Renewal Agency

	Historical Data			RESOURCE DESCRIPTION	Budget for Next Year 2026-2027			
	Actual		Adopted Budget This Year Year 2025/26		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body	
	Second Preceding Year 2023/24	First Preceding Year 2024/25						
1	0	0	0	1 Available cash on hand* (cash basis) or	12,090			1
2				2 Net working capital (accrual basis)	0			2
3				3 Previously levied taxes estimated to be received	0			3
4				4 Interest	0			4
5				5 Transferred IN, from other funds	0			5
6				6 OTHER RESOURCES				6
7				7				7
8				8				8
9				9				9
10				10				10
11				11				11
12				12				12
13				13				13
14				14				14
15				15				15
16				16				16
17				17				17
18				18				18
19				19				19
20				20				20
21				21				21
22				22				22
23				23				23
24				24				24
25				25				25
26				26				26
27				27				27
28				28				28
29	0	0	0	29 Total resources, except taxes to be levied	0	0	0	29
30			7769	30 Taxes estimated to be received	14,938			30
31	0	0		31 Taxes collected in year levied				31
32	0	0	7769	32 TOTAL RESOURCES	27,028	0	0	32

*The balance of cash, cash equivalents and investments in the fund at the beginning of the budget year

FORM
LB-30

REQUIREMENTS SUMMARY
 NOT ALLOCATED TO AN ORGANIZATIONAL UNIT OR PROGRAM
 Urban Renewal Agency
 (name of fund)

Dayton Urban Renewal Agency

	Historical Data			REQUIREMENTS DESCRIPTION	Budget For Next Year 2025/26		
	Actual		Adopted Budget This Year 2024/25		Proposed By Budget Officer	Approved By Budget Committee	Adopted By Governing Body
	Second Preceding Year 2022/23	First Preceding Year 2023/24					
1				PERSONNEL SERVICES NOT ALLOCATED			
2							
3							
4	0	0	0	TOTAL PERSONNEL SERVICES	0	0	0
5	0	0	0	Total Full-Time Equivalent (FTE)	0	0	0
6				MATERIALS AND SERVICES NOT ALLOCATED			
7	0	0	6,863	Professional services	25,062		
8							
9	0	0	6,863	TOTAL MATERIALS AND SERVICES	25,062	0	0
10				CAPITAL OUTLAY NOT ALLOCATED			
11							
12							
13	0	0	0	TOTAL CAPITAL OUTLAY	0	0	0
14				DEBT SERVICE			
15							
16							
17	0	0	0	TOTAL DEBT SERVICE	0	0	0
18				SPECIAL PAYMENTS			
19			691	Fire District TIF share	1,187		
20							
21	0	0	691	TOTAL SPECIAL PAYMENTS	1,187	0	0
22				INTERFUND TRANSFERS			
23							
24							
25							
26							
27							
28	0	0	0	TOTAL INTERFUND TRANSFERS	0	0	0
29				OPERATING CONTINGENCY	0		
30			691	RESERVED FOR SCHOOL DISTRICT PER IGA	779		
31				UNAPPROPRIATED ENDING BALANCE			
32	0	0	7,769	Total Requirements NOT ALLOCATED	27,028	0	0
33				Total Requirements for ALL Org.Units/Programs within fund	0		
34				Ending balance (prior years)			
35	0	0	7,769	TOTAL REQUIREMENTS	27,028	0	0