

**CANBY URBAN RENEWAL AGENCY
MEETING MINUTES
February 4, 2026**

PRESIDING: Chair Traci Hensley

COMMISSIONERS PRESENT: James Davis, Daniel Stearns, Paul Waterman, Jason Padden (attended virtually), and Herman Maldonado (arrived at 6:10 p.m.).

COMMISSIONERS ABSENT: Vice Chair Brian Hodson

STAFF PRESENT: Randy Ealy, Interim Agency Director, Emily Guimont, City Attorney; Maya Benham, Administrative Director/City Recorder; Jamie Stickel, Economic Development Director/Communications Specialist; Denise LaRue, Finance Director and Tyler Nizer; Economic Development & Tourism Coordinator.

CALL TO ORDER: Chair Hensley called the meeting to order at 6:00 p.m.

CITIZEN INPUT AND COMMUNITY ANNOUNCEMENTS: None.

CONSENT AGENDA: ****Commissioner Waterman moved to approve the Consent Agenda which included the Minutes from the December 5, 2025, Urban Renewal Agency Meeting. Motion seconded by Commissioner Stearns and passed 5-0.**

OLD BUSINESS: Randy Ealy, Agency Director, and Jamie Stickel, Economic Development Director/Communications Specialist, and Emily Guimont, City Attorney, presented options to consider in deactivating the Canby Urban Renewal Agency (URA). She shared legal and factual background of the URA. Mr. Ealy shared a critical component to that process is sending a letter to the Clackamas County Assessor's Office once the decision is made which will return the taxing increments to the junior taxing districts. The City Council discussed the closure of the Urban Renewal Agency (URA) and related projects. They agreed on a three-step process: stopping tax increment revenue collection, terminating the plan, and deactivating the agency. The Council decided to send a letter to the county indicating their intent to stop collecting tax increment revenues by July 1st. They also discussed the need to determine if there is enough money in the URA account to fund the last project before proceeding with the closure. The Council acknowledged the importance of completing the project while maintaining transparency and avoiding the appearance of moving funds from the URA to the general fund. They agreed to use the week to gather more information and make a final recommendation to the City Council. Staff recommended terminating the plan via city council ordinance to allow for future urban renewal planning with increased public involvement. Commissioners agreed with this recommendation and also supported deactivating the agency at a later date. A concern was raised about using urban renewal funds for ongoing projects, as terminating the plan would prevent further spending. The agency will clarify the timeline for project completion and disbursement of funds to taxing districts.

ADJOURN: Chair Hensley adjourned the meeting at 7:00 p.m.

A handwritten signature in blue ink that reads "Maya Benham". The signature is fluid and cursive, with the first name "Maya" being more prominent than the last name "Benham".

Maya Benham, CMC
City Recorder

A handwritten signature in blue ink that reads "Traci Hensley". The signature is fluid and cursive, with the first name "Traci" being more prominent than the last name "Hensley".

Traci Hensley
Chair

Assisted with Preparation of the Minutes – Teresa Ridgley