

The meeting was called to order by Chairman Chet Phillips at 7:00 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners:	Chet Phillips, Ed Glenn, Jill Pambrun, Christie Perry, Steve Doherty, and Neil Livingston (7:10)
Absent:	Mark Pratt
Executive Director:	Karen Pettigrew
Staff:	Lila Killingbeck-Recorder, Officer Price, Interim Chief Dieter, John Russell, Barry Beyeler, and Jackie McCauley
Audience:	Brian Johnson, Ron Ford, and Jeff McCauley

Commissioner Pratt was absent.

Commissioner Pambrun moved to approve the minutes of the Urban Renewal Agency meeting on October 18, 2011 as presented. Commissioner Doherty seconded the motion. All were in favor. 5-0-2

#### **ACTION ITEMS:**

##### Other Business-Market Rate Rentals

Commissioner Glenn had prepared a plan and timeline for the development and construction of Market Rate Rentals for the Commissioners consideration. If the Commission approves of the plan and timeline Commissioner Glenn would volunteer to be appointed as the Temporary Administrator for this project. The appointment would be for a 2 month term. There were 2 parts of the plan that had not been available for the meeting: engineering cost on streets, utilities, and subdivision development, along with answers for tax consequences for net rent & tax increment questions. He is hoping to receive this information before the next meeting.

Commissioner Pambrun verified with Commissioner Glenn that there were no associated costs with plans designated to be completed by December 31<sup>st</sup> and that he was volunteering for temporary administrator at no cost to the Urban Renewal Agency. Commissioner Doherty would like to have more information regarding the Phase I of the project. Commissioner Doherty reviewed with Commissioner Glenn the suggested location and that in the 1<sup>st</sup> phase of the plan the landowner would be approached regarding the public/private partners concept. Commissioner Doherty expressed some concern that if this landowner is not in agreement with this idea, the project would not continue. Commissioner Glenn had checked with both real estate companies in Boardman and they do not have the licenses required to manage rental property, but there are some in Hermiston.

There was a discussion regarding funding options. There was a confusion regarding the source of the \$300,000.00 that was budgeted in the 2011-12 budget year. The confusion was that it was already budgeted and would not be coming from the sale of property on Tower Road. There was a clarification of \$822,000 budgeted in the General fund from property sales.

(7:10) Commissioner Livingston arrived.

Commissioner Pambrun expressed concern regarding the City competing with private enterprise in subdivision development, funding, and construction. She would also strongly encourage research into the expansion of the Urban Renewal Agency district boundaries to include the shovel ready lots already in existence in the City.

Chairman Phillips feels that this plan is moving to fast and he would like to slow down so that all Commissioners understand the full financial impact and development plan. He is also concerned that the URA maybe competing with lending agencies.

Commissioner Glenn responded to Commissioner Pambrun concerns. He feels that the shovel ready lots available in the City maybe too small to build a duplex on, and getting them into the URA District would be a slow process. If the duplexes are not built in the URA District the developers would not qualify for the savings that could be available in the District.

Commissioner Perry expressed a concern of the suggested property location. This location may not be able to recoup the rental price that would be needed to fund this project.

Chairman Phillips suggested that Commissioner Glenn provide more information and congratulated him on an excellent job so far. Commissioner Livingston suggested that we continue with the OR Solutions research before we continue on with the project. There was a suggestion that a workshop be scheduled in the next 45 days to further discuss this project.

Commissioner Doherty would also like a example of the funding trail so the Commission would be able to see something on paper.

**Meeting was adjourned at 7:30 p.m.**

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Chet Phillips-Chairman

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Lila Killingbeck, Recorder