

The meeting was called to order by Chairman Chet Phillips at 6:43 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners:	Chet Phillips, Ed Glenn, Neil Livingston, and Steve Doherty
Absent:	Jill Pambrun and Christie Perry
Executive Director:	Karen Pettigrew
Staff:	Lila Killingbeck-Recorder, Barry Beyeler, Jackie McCauley, Chief Stokoe, and Lt. Dieter
Audience:	Kim Travis-OR Solutions, Jerald W. Johnson-Land Use consultant, Scott Dean, David Reed, (6:53) Sandy Toms, (7:00) Diane Wolfe-Chamber Director, and Jeff McCauley

Commissioner Pambrun was excused for work obligations
Commissioner Perry was excused for medical issues.

Commissioner Doherty moved to approve the minutes of the January 3, 2012 meeting as presented. Commissioner Livingston seconded the motion. All were in favor.

ACTION ITEM

Chairman Phillips introduced Mr. Jerald W. Johnson, Johnson Reid, LLC. Mr. Johnson has been working in the Boardman area developing feasibility studies for housing needs. His company works with private and government agencies to estimate housing needs, costs, for development and long range planning like Comprehensive Plan Goal 10 which is a requirement of the State of Oregon.

Chairman Phillips asked if Mr. Johnson had \$100 million to build a city what would it look like. Mr. Johnson stated that there would be Master Plan, development of a Commercial Core/Community Center and linked to community pride and people investment. With a Master Plan in place it makes the property values increase. The problems start when there is not a Master Plan and developers not know what the City or community wants to look like or where they are going.

Chairman Phillips asked Mr. Johnson, how he saw the Urban Renewal Agency being used? He felt that it may need to be amended to fit the housing mix on the financing margin. Commissioner Glenn recapped the history of the URA. The URA plan had been put in place over 4 years ago for a hotel development near I-84 on South Front Street. There were some requirements placed on development in that area by the State of Oregon and an Interchange Area Management Plan was put in place. The City had funds available to help put in the infrastructure for the water, sewer, and street in that area.

Mr. Johnson stated that over the last 4 or 5 years being able to invest in hotel development has changed with the use of EB5 Visa/green card. With this type of investors the EB5 Visa holders are able to group foreign investors to make a manageable financing margin and that is why there has been more hotel development during these slow development years.

There was discussion regarding the option of building infrastructure and hope developers come, get engineering and costs for development for commercial projects so the developer knows upfront what the costs would be. Chairman Phillips asked about funding development upfront.

Mr. Johnson stated that there may be a possibility to fund with GO Bonds, but you need to have voter approval and you don't want to put your City at risk for repayment.

City Manager Pettigrew stated that if a new URA boundary is formed then other property will be included and that would mean more property taxes would be frozen and other taxing entity may not be receptive to less taxes for more property than is already in the URA boundary. She also inquired as to the differences in establishing a complete new URA District and boundary, and amending the existing URA District. Mr. Johnson stated the amendments are usually less involved because it only changes the property boundaries, but additional districts or large changes to URA Districts would require feasibility studies and more work by consultants and staff.

There was a question regarding SDC's for transportation. At this time the City does not have SDC's for transportation and that will be a cost savings to the developer, but it doesn't help the City fund transportation for projects needed in the City.

Chairman Phillips asked Mr. Johnson how he felt that URA Commission should proceed. Mr. Johnson stated the legal issues to amend or newly establish URA District will be needed and you would need to establish a list of projects in the URA District's boundaries. Commissioner Glenn listed three kinds of projects that he felt needed to be on the list: Maintenance for blighted properties, Planning and funding to encourage residential, and funding to encourage development along NE Front Street. Along with that develop some options for city owned property along NE Front Street to encourage specific businesses in that area which would be visible from the freeway and along the way to the SAGE Center.

Commissioner Glenn feels that the City/URA should hire Johnson Reid, LLC. to help with this since they have already done a lot of the ground work through studies done for Umatilla Housing Authority and the Columbia River Health Clinic. Commissioner Glenn would like to eliminate as much of the overlap as possible. Mr. Johnson felt that the OR Solutions project should be completed first and then the combination of studies could begin.

Chairman Phillips asked if Mr. Johnson would consider working at an hourly rate if need be. Mr. Johnson does work in Eastern Oregon and is going by frequently, which would allow him to stop by when needed.

Chairman Phillips, City Manager Pettigrew, and Ms. Kim Travis will be working together to setup a meeting late in May or June to inform the City Council of the information that has been gathered and what the OR Solutions report is going to include.

Meeting was adjourned at 7:55 p.m.

Chet Phillips-Chairman

Lila Killingbeck, Recorder