

The meeting was called to order by Chairman Sandy Toms at 8:30 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners: Sandy Toms, Marc Rogelstad, David Jones, Brenda Profitt, Neil Livingston, and Christie Perry

Executive Director: Karen Pettigrew

Staff: Lila Killingbeck-Recorder, Chief Rick Stokoe and Barry Beyeler

Audience: Brendon Buckley-Johnson & Reid LLC.

Commissioner Perry moved to approve the minutes of the January 22, 2013 meeting as presented. Commissioner Rogelstad seconded the motion. All were in favor.

Commissioner Perry moved to approve the minutes of the February 5, 2013 meeting as presented. Commissioner Jones seconded the motion. All were in favor.

FINANCIAL REPORT

Commissioner Perry moved to approve the April, 2013 financial report as presented.

Commissioner Jones seconded the motion. Roll Call vote was taken: Rogelstad-yes, Jones-yes, Profitt-yes, Livingston-yes, Perry-yes, and Toms-yes. Motion carried 6-0

PRESENTATION

Johnson Reid LLC.-West URA Feasibility Study

Mr. Brendon Buckley reviewed the work that has been prepared regarding the West URA district. He apologized for the tardiness of the report. So far the study has covered district boundaries, existing conditions (demographics & blight conditions), financial estimates & indebtedness, along with the tax impacts to other taxing entities. On figure 5.2 it shows that the estimated revenue to be expected is \$915,173 to \$1,892, 004 depending on the growth level over the next 20 years. There was a discussion regarding the highest impact for tax revenues lost would be to Morrow County School District, Morrow County, Boardman Rural Fire District, and the City of Boardman.

The next piece that needs completed is the list of projects that would fit in the West URA District along with the cost of those. Mr. Buckley explained that most of the project that would fit in the district would be infrastructure improvements such as: Extension of Oregon Trail Blvd. West from S. Main Street to Faler Road including an 18" water line, Road improvements for Wilson Rd., Faler Rd. and Paul Smith Rd., streetscape improvements along W. Oregon Trail Blvd., disposition of City Land, parks, acquiring property, waiving fees, grants technical assistance, and developing a housing authority to decide levels of housing needed. Director Pettigrew felt that there may be more ideas that need added to the list from Mr. Glenn.

Commissioner Rogelstad is concerned that the West URA District may not be needed because there is one main property owner. That property owner has many acres of property in the existing Central URA District, which he has not used. Commissioner Perry is not in favor of the West URA District and would like to see the Central URA District used 1st before developing

another. Commissioner Profitt stated that she doesn't see a down side to having the information regarding the West URA District. The information will still be valuable.

There was a discussion regarding financing of projects. There was the discussion regarding the need of cost estimates and what project could be accomplished with the funds collected. Mr. Buckley will be working with staff to get projects, project costs and what projects could be accomplished through Urban Renewal Agency. Mr. Buckley will be setting the date for the next workshop with Director Pettigrew as soon as possible.

Meeting was adjourned at 9:20 p.m.

Sandy Toms-Chairman

Lila Killingbeck, Recorder