

The meeting was called to order by Chairman Sandy Toms at 8:10 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners:	Sandy Toms, Marc Rogelstad, David Jones, Neil Livingston, and Art Kegler
Absent:	Brenda Profitt and Christie Perry
Executive Director:	Karen Pettigrew
Staff:	Lila Killingbeck-Recorder, Barry Beyeler, and Chief Stokoe
Audience:	Brendan Buckley-Johnson Reid, F.E. Glenn, and Diane Wolfe-Chamber Director

Commissioner Profitt was out of due to work and excused. Councilor Perry was out of town and excused.

Commissioner Kegler moved to approve the minutes of the August 20, 2013 regular meeting as presented. Commissioner Livingston seconded the motion. All were in favor.

## **PRESENTATION**

Chairman Toms recognized Mr. Buckley from the audience. Mr. Buckley had completed the Draft West Boardman Urban Renewal Plan and Report for review. Mr. Buckley explained that the Draft Plan document explains and describes the area in the plan, outlines the projects and redevelopment, and methods of financing. Mr. Buckley pointed out figure 6.1 on page 15 of the URA report. This table shows the projects and their costs, with the total being \$4,450,000. Director Pettigrew asked about the need for Parks and Trails to be included. Community Development Director Beyeler explained that during a Subdivision process there is a requirement to have park area included in the Subdivision. Mr. Buckley stated that it could be important to help development in that area and recommended keeping it in the project list. There was a question regarding the lost revenues to other taxing entities. The estimated recovery would be about 9 years.

The question that is before the URA Commission is if they are ready to move forward. If they are ready to move forward then the next steps will be: to provide information to taxing entities, what the impacts will be, and public hearings (with Morrow County, City Planning Commission, and City Council). There is a timeline to follow and it would be important to move quickly so that the Morrow County Assessor could complete the tax calculation by December, 2013. If that timeline is met then West Boardman URA would begin to receive taxes in 2014, if not then it won't receive taxes until 2015. Director Pettigrew pointed out that there had been a change to the wording regarding Anticipated Year Indebtedness Retirement. The retirement date needs to be 20 years, which mean that about year 16 there should be no more projects. Commissioner Rogelstad asked about the 75% approval rate from the affected taxing entities. Mr. Buckley pointed out that the URA would need the approval of the City of Boardman, Morrow County Court, and Morrow County School District to reach 77% of the Frozen Base. Commissioner Rogelstad had questions about land that should be included or excluded. Commissioner Jones would like to move forward with the existing plan and then if there is a problem with the 75% approval then make changes later.

F.E. Glenn was recognized by Chairman Toms. He feels that the Plan Duration section on page 4 is a deal breaker. He asked about the Fish & Wildlife area still being included, when the

discussion had been to remove it. Changes on page 5 – the word “district” needs to be changed to “area” in several places throughout the reports. There are proof reading changes that need corrected. He feels that it is not ready to move forward.

Commissioner Jones moved to start moving forward with the West Boardman Urban Renewal Area with the changes discussed. Motion failed for lack of a seconded.

Chairman Toms asked the Commissioners what reasons were for not moving forward. Commissioner Kegler was not comfortable with the information yet and needed to study it more. Commissioner Livingston was still thinking about how it would work. Chairman Toms needs more specific details to provide answers to questions that are not clear.

Mr. F. E. Glenn stated that he had done considerable amount of work on this project for Mr. Gary Maughan and Mr. Maughan would like this plan approved, but it should be right before approval. Mr. Glenn wanted Figure 7.4 removed from the report. He feels that it is confusing, isn't necessary and won't be helpful when trying to get approval of the West Boardman Urban Renewal Area.

Commissioner Livingston feels they should keep sight of the goals which was to meet residential development needs. Commissioner Jones feels that the presentation is good and we should make changes unless URA is unable to meet the goal of 75% approval. There was a lengthy discussion.

Commissioner Jones moved to approve the West Boardman Urban Renewal Plan with corrections. Commissioner Kegler seconded the motion. Roll Call vote was taken: Livingston-yes, Kegler-yes, Rogelstad-yes, and Toms-yes. Motion carried 5-2 absent.

Mr. Buckley will be completing the corrections that were suggested: 20 year debt, fix table or make new ones, typos-change District to Area, and formatting issues.

**Meeting was adjourned at 9:20 p.m.**

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Sandy Toms-Chairman

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Lila Killingbeck, Recorder