

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, Neil Livingston, Jill Pambrun, Christie Perry, and Steve Doherty

Absent: Mark Pratt

Executive Director: Karen Pettigrew

Staff: Lila Killingbeck-Recorder, Barry Beyeler, John Russell, Interim Chief Loren Dieter, and Jackie McCauley

Audience: Stan Toms, Ron Ford, Marie Shimer, Robert Elizondo, Richard Stokoe, Louis Gomez, Sandy Toms.

Commissioner Pratt absence was excused. He was out of town.

Executive Director Pettigrew gave the financial report. At this time there is \$11,606.27 in the Local Government Investment Pool account. She explained that after November 15<sup>th</sup> tax revenues will be coming which will increase the account. There have been no expenditures from this account.

Commissioner Glenn moved to approve the minutes of the June 7<sup>th</sup> meeting as presented. Commissioner Doherty seconded the motion. All were in favor.

## **ACTION ITEMS**

### Market Rate Rental project

Commissioner Glenn gave a report regarding the Market Rate Housing project that he has been researching. Boardman is short of market rate rental housing and has a large need. He has estimated that this project may cost \$1.7 million. His idea is that Urban Renewal Agency would fund 25% of the development project and another 25% would be funded by the Port of Morrow which would leave 50% to be funded by conventional bank loans. He has some sketches of homes that he had in mind. These homes have 2 car-off street parking spaces, with garages in the back off the alley.

After attending the League of Oregon Cities conference it had come to his attention, that a single Commissioner has limited authority. He would like the Commission to allow him to continue his research into this project, but he will need a consensus from the Commission to grant him that permission.

He has researched details for this project informally. He had made some assumptions that have proven to be incorrect. For example, the rate of return tax increment revenues is much greater than that he had estimated. The Assessed Value growth is much less and the budget is much less of a percentage on new construction. Those two things balance each other out.

Urban Renewal Agency need not participate in net rentals. URA would be available to pay down debt and guaranteed financing.

1. Partnership can be kept for 10 years as owners before resale.
2. Provide financing for owners at competitions
3. \$500,000 investment with be repaid by bonds and returned to the City for the investment.

Commissioner Doherty asked about connection to Kinkade. The project maybe located off of Anderson Road east to line up with Kinkade but probably would not connect at this time.

Commissioner Pambrun asked about zoning of this potential property. It was stated that it is now commercial & will need rezoned to residential. She also asked about the shovel ready lots right now that are outside the URA Districts and she has concerns about competing with landowner with a public/private partnership.

Commissioner Perry expressed concerns about infrastructure funding reduction and how that may be a factor in development. She also had concern about the competition with private development.

Commissioner Glenn stated that there was another site that maybe available north of OR Blvd. but is less desirable because of the off site street connecting to SW Front Street and zoned residential with a Manufactured Home Overlay and the M/H overlay would need to be replaced somewhere else in the City. Competing with landowners would be addressed by the phase-in process so that the increase of housing would not overwhelm the market, and would not compete with private development. Including the already shovel ready lots in Boardman would be a problem because of the boundaries of the URA District and changing those boundaries would be lengthy process.

There was a consensus of the Commission to support Commissioner Glenn in his continued research into financing, partnerships, and planning for this project.

**Meeting was adjourned at 7:20 p.m.**

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Chet Phillips-Chairman

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Lila Killingbeck, Recorder