

The meeting was called to order by Chairman Chet Phillips at 7:45 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners:	Chet Phillips, Ed Glenn, Brenda Profitt, Christie Perry, and Steve Doherty
Absent:	Neil Livingston
Executive Director:	Karen Pettigrew
Budget Officer:	Tom Kligel
Staff:	Lila Killingbeck-Recorder and Barry Beyeler
Audience:	Jerry Johnson, Johnson Reid LLC, Gary Maughn, Don Russell-Boardman Rural Fire Department, David Reed, Sandy Toms, and Diane Wolfe

URA Chairman Phillips asked if there was anyone who would like address the Agency regarding any item not on the agenda. Hearing none, Chairman Phillips, recessed the Meeting at 7:46 p.m. and opened the scheduled workshop.

Workshop was opened at 7:47 p.m.

Commissioner Glenn introduced Mr. Gary Maughn, Boardman property owner. He and his family own a major portion of the Central Urban Renewal District property. Mr. Maughn complimented the URA Commission for the work that the City of Boardman has done with their city. He has also been impressed by the amount of work that has been done to encourage industries to locate in Boardman and the Port of Morrow. There has been a great deal of work done to encourage development for residential growth.

Mr. Maughn has been studying and discussing development on 3 properties that he owns in the City. There is only 1 of those properties located in the Central Urban Growth District. There have been discussions regarding the development of that property into a Business Park with townhouse style rental housing along the easterly edge of the property. Mr. Maughn made some preliminary plans for housing on his other 2 properties, but would like them to also be included in newly proposed URA Districts. He has preliminary plans for \$150,000-\$225,000 values in one and \$225,000-\$300,000 values in the other.

Commissioner Perry expressed her concerns about development in the URA district on the easterly border that Mr. Maughn had discussed. She felt that area isn't a good location for mid-income rentals and there may be a problem selling them after they are built because of the location.

Mr. Maughn felt that in order build the Business Park they would need to have a business make a commitment to locate in their Business Park. The rentals could be used for their employees and other Boardman citizens and then other business could locate in the same building or build their own. He feels that it is important to have a plan so that development will come together as a complete picture.

Mr. Maughn asked about Urban Renewal Agencies Bonds for doing infrastructure such as water, sewer and streets. This funding option would be a great help in getting the development started. Mr. Jerry Johnson explained that infrastructure projects need to be listed on the URA

district as a project. The bonds do not need to be voted on by the public, but they do need to meet bond requirement through Bond Council. Commissioner Glenn stated that there is a line item in the URA Budget and City Budget for transfers and bond loans up to \$300,000. Those funds could be used to develop Phase I of the new street, water, and sewer (SE 2nd Street) when it is placed on the list of project in the Urban Renewal District plan. There was a discussion regarding the League of Oregon Cities options for bonds, which Mr. Johnson explained were similar to Bridge Loans. After completion of Phase I the funds would be returned to the City or moved to a new fund for revolving loans for the future. Commissioner Perry asked Mr. Maughn if he would be building for himself or could individual hire him to build their home. There was a discussion regarding the need for each home to be unique.

Mayor Phillips recognized Mr. Don Russell, representing the Boardman Rural Fire Department, from the audience. Included in the packet for the workshop there were options for 2 additional Urban Renewal Districts. Mr. Russell expressed concerns that taking those areas out of the regular taxing districts could leave the Special Districts short of funding for 20-30 years. Commissioner Glenn had explained that League of Oregon Cities has been a big supporter of URA district, because the district improved, retired the loans in less time, and then everyone would receive the benefit. Mr. Russell stated that Association of Special District are not supporter of this because the 3% increase of taxes are not being received which may cause Special District to be faced with shortfalls. There is a special issue in the Boardman Rural Fire Department, because over the years there have been fewer employers that allow volunteers to respond to fires, so more and more employees are needed to cover fire calls during the day. There was a discussion explaining that at the time the URA District taxing value is frozen the amount of taxes being received would continue at that same amount for the duration of the URA District. Only the amount of the increase taxes from the increased property value would be going to the URA to pay down debt or issue new bonds for development. Mr. Russell reiterated that the City Council and the Urban Renewal Agency needs to consider the impacts that may occur to other entities before adding any more in the City.

Commissioner Proffitt asked about special negotiations for special districts that maybe impacted in Urban Renewal Districts. Mr. Jerry Johnson stated that this can be done. There was a discussion regarding the taxing districts. Mr. Johnson stated that the school districts are not affected like the special districts. The schools can re-coup their reduction in taxes through state school funding mechanism.

There was a discussion regarding the existing URA district and the 2 newly proposed districts. Both properties that Mr. Maughn had in mind for single family homes are already zoned residential, but 1 property is located in one of the proposed URA districts, but the other is across Wilson road to the south of the proposed West URA District. Commissioner Perry expressed concern about new URA Districts which would give Mr. Maughn an advantage over other developers that have already developed in those areas. There is also the option to change the existing URA District. In order to build 4-plex housing off Oregon Trail Blvd., there would need to be a zone change. This would be a minor adjustment in the existing URA District could take between 90-180 days with public hearings and notifications. Mr. Maughn expressed interest in figuring out where to start and what URA District could do that would help his project.

The workshop was adjourned at 9:10 p.m.

Chairman Phillips reconvened the regular meeting at 9:11 p.m.

There were no other items on the regular meeting agenda.

Meeting was adjourned at 9:12 p.m.

Chet Phillips-Chairman

Lila Killingbeck, Recorder