

The meeting was called to order by Chairman Sandy Toms at 8:15 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 Art Kegler
Absent:	Christie Perry
Executive Director:	Karen Pettigrew
Staff:	Lila Killingbeck-Recorder, Barry Beyeler, and Chief Rick Stokoe
Audience:	Brendan Buckley-Johnson Reid LLC., F.E. Glenn, and Diane Wolfe-Boardman Chamber

There were no minutes available for the meeting.

### **PRESENTATION**

Mr. Brendan Buckley, Johnson Reid LLC, provided the 2<sup>nd</sup> draft of the Proposed West URA Plan and a revised set of Data Sheets from the July 2<sup>nd</sup> meeting. He explained there are two parts for an Urban Renewal District: Part 1 is the requirements that are needed to meet the State of Oregon requirements for the formation of a district. Part 2 is the data that is specific to the district such as projects, funding, bonding, etc. He pointed out that the data sheet had been changed in the Potential Projects: Chapparral Drive and Kinkade Road had been included, and Oregon Trail Blvd. cost had been reduced by the amount that was in the Central URA District. Chairman Toms expressed concern that Paul Smith Road was not on the list. Mr. Buckley explained that because Paul Smith is a Morrow County road it cannot be included in this report. If the City could acquire the road before the formation of the West URA District, then it could be included. There was a discussion regarding the information that was provided in the handout. Table 4 in the handout shows estimated revenue lost to other taxing districts while the West URA District is in existence. Director Pettigrew asked how long it would take those districts to recoup their lost revenues. Mr. Buckley estimated around 15 years. Commissioner Rogelstad asked about shortening the length of time from 20 years to 15 years. He feels that if it was shortened and the Council/Commissioners were aggressive about getting completed the project the URA district could be closed sooner.

There was a discussion regarding the Central URA District and that there had been no development in that area. There are concerns about developing the West URA District and there being 2 districts that are not being developed. Mr. Buckley explained that he feels that the West URA District is a better location for residential development.

There was a lengthy discussion regarding the length of time for the West URA District. If the district is formed with a 15 year life and then the Commission would like to extend the district to 20 years that would be considered a substantial amendment and take the same amount of time and hearing as the original plan. Commissioner Kegler and Commissioner Profitt felt that having the plan be a 20 year plan and then paying off the bond earlier would be the best.

Chairman Toms acknowledged Mr. Glenn. He stated that he feels that this plan has not a chance to be approved by the other taxing districts. He explained that there would need to be 75% of the assessed value in the West URA District approval of the district before the district could be approved. That would mean the City, Morrow County, Intermountain ESD, and Morrow County Health would have to approve before the West URA District would be approved. He disagrees

with the 35 year payoff for Bonds, because he feels that they will be paid off in 10 because of more aggressive development in the district. He feels that the 2 houses per year project growth in Table 2 is too low and should be more like 12 houses plus 9 duplexes. Mr. Glenn stated that there are other ways to finance bonds until the tax revenue builds up. He would like to see the Corp of Engineers property taken out of the district. This property does not generate taxes and will only cause problems when trying to develop Oregon Trail Blvd. across the north boundary. There could be an easement from another property owner and solve many problems. Mr. Glenn feels that the City should approach Morrow County about transfer of Paul Smith Road to the City and include it in the West URA District. He would like to see the Administration fees of \$160,000 increased.

Director Pettigrew asked about other projects that could be included besides streets, water, and sewer. Mr. Buckley stated that there could be other things such as parks, developer incentives, etc.

Mr. Buckley recapped the changes that the Commission had asked to see in the draft: increase the projections for development, make three different plan lengths: 10 years, 15 years, and 20 years with the bonding payments stopping at 20 years instead of 34 years and take out the Corp of Engineers property. Mr. Buckley will be working with staff to get information needed to make the new drafts. Mr. Buckley will try to provide a new draft by July 19<sup>th</sup> so that it can be reviewed by the Urban Renewal Agency prior to meeting in the last week of July for final review. Director Pettigrew will be contacting each member to confirm a date for the workshop.

**Meeting was adjourned at 9:45 p.m.**

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Sandy Toms-Chairman

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Lila Killingbeck, Recorder