

The meeting was called to order by Chairman Sandy Toms at 7:50 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
Budget Officer: Tom Kligel

Staff: Lila Killingbeck-Recorder, Barry Beyeler, and Chief Stokoe
Audience: F.E. Glenn

Commissioner Profitt moved to approve the minutes of the May 22nd regular meeting as presented. Commissioner Jones seconded the motion. All were in favor.

FORMAL PROCEEDING

2013-14 Budget Hearing

Chairman Toms opened the Budget Hearing at 7:52 p.m. She stated that the reason for this hearing was to hear public comment regarding the 2013-14 Budget. She asked if there were any abstention from the URA Commissioners, or any objections to the jurisdiction of the URA to hearing this matter. There were none. Chairman Toms asked for the staff report. Budget Officer Kligel stated that there had not been any changes from the original document presented at the Urban Renewal Budget meeting on May 14th. Chairman Toms asked if there were any questions. There were none. Chairman Toms asked if there were any Proponent's, Opponent's, or Public Agencies that wished to make comment. There were none.

Chairman Toms closed the hearing at 7:56 p.m.

RESOLUTIONS

Resolution 1-2013-2013-14 Budget

Commissioner Profitt moved to approve Resolution 1-2013, a resolution adopting the 2013-14 Urban Renewal Agency Budget approved by the URA Budget Committee on May 14, 2013 in the sum of \$1,370,300.00 and that the URA certify to the Morrow County Assessor a request for the URA for the maximum amount of revenue that may be raised by dividing under section 1c, Article IX of the Oregon Constitution and ORS Chapter 457. 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.

Resolution 2-2013-2013-14 State Shared Revenue

Commissioner Rogelstad moved to approve Resolution 2-2013, a resolution declaring the Urban Renewal Agency's Election to receive State Revenues. Commissioner Profitt 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.

Resolution 3-2013-2013-14 Morrow County Custodial Officer

Commissioner Rogelstad moved to approve Resolution 3-2013, a resolution appointing Morrow County Treasurer as Custodial Officer. Commissioner Profitt 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.

Executive Director Pettigrew stated that there has been an Urban Renewal meeting scheduled for July 2nd. Mr. Brendan Buckley will be attending to continue discussion regarding the feasibility for the West URA District.

Chairman Toms adjourned the regular URA meeting at 8:00 p.m.

WORKSHOP

Executive Director Pettigrew asked Mr. F. E. Glenn to explain to the Council about the proposed West Urban Renewal District. He explained that there is a maximum of 40 acres in the area that could be developed. He estimated that out of the 40 acres there could be about 3 lots per acre which would be 120 lots. If there were 3-\$150,000 houses built per year over 20 years that would be \$3 million in tax increment revenue which is double the amount that has been proposed by Johnson Reid, LLC, consultant, for the proposed West URA. Mr. Glenn was pleased that there were already developed properties in the proposed West URA district because it would automatically provide a 3% increase in assessed value per year as long as it doesn't exceed market value. This would provide tax revenues to proposed West URA. So if there is no development in the proposed area there will still be tax collection in that area. Mr. Glenn is working for Mr. Gary Maughan and his family. Mr. Maughan asked Mr. Glenn to relay to the Commissioners that he plans to build duplexes along on the both sides of Chaparral Drive. Mr. Glenn explained that in his research of the property in the West URA area City staff has stated that the extensions for water and sewer would need to come from S. Main Street along the BPA easement to Faler Road. There would be a large cost involved in that project. Mr. Glenn feels that the only way there would be development in that area would be if there is some public investment in water, sewer and streets. At this point the access to the properties is Faler Road. Mr. Glenn feels that the number one project in the Proposed West URA plan should be the extension of water and sewer from S. Main to Faler Road. The 2nd project should be the extension and improvements of Faler Road from Wilson Road to Oregon Trail Blvd. Easement. There would also be tax revenues on the City owned property if it is declared surplus and subdivided for development. Mr. Glenn and Mr. Maughan feel that there is great potential for an upscale neighborhood in this area.

Commissioner Jones asked Mr. Beyeler the estimated costs for the water, sewer and streets. Mr. Beyeler stated that most of the expense will be for water which will be about 3700 ft. of water main to get to Paul Smith Road and the extension of Chaparral Drive. The sewer will be the least expense because of its location in an adjacent subdivision Columbia Terrace. Commissioner Jones asked about any negotiation that maybe possible with Mr. Maughan about sharing costs with the City. Mr. Glenn stated that Mr. Maughan is open to negotiation, but at this point there is nothing to negotiate with because the West URA District has not been formed. Mr. Maughan is busy with 2 other subdivisions at this time, but if the West URA District is developed and the tax revenue began to be collected it maybe 2 years before there is any significant tax revenues in the West URA to start funding projects

Tax incremental revenues can only be used to make payments on principal & interest. Mr. Glenn discussed the use of Tax Increment Bonds. There was a discussion regarding Mr. Gary Maughan securing the payment on the bonds. There is could be a Promissory Note between the URA and Mr. Maughan which would be a way of getting partnership in this project. The

topic of the road easement for Oregon Trail Blvd. being on Mr. Maughan's property was discussed which Mr. Glenn added that Mr. Maughan would be donating together with another 7.5 acres of land across the street. Oregon Trail Blvd. is in both Central and the proposed West URA Districts.

Commissioner Perry stated that at this time Mr. Gary Maughan is the largest land owner in Boardman. She has concerns that the formation of the West URA would be only to the benefit of Mr. Maughan. There are three property owners along that area that would benefit too. Chairman Toms stated that the West URA would also benefit the City greatly. The transportation system would be improved which would benefit traffic and fire protection in that area. Commissioner Rogelstad asked about the feasibility of Oregon Trail Blvd. Mr. Maughan has been interested in development of housing along Oregon Trail Blvd. before Faler Road. Commissioner Perry wants to see development in the Central URA before forming another district.

Meeting was adjourned at 8:50 p.m.

Sandy Toms-Chairman

Lila Killingbeck, Recorder