

The meeting was called to order by Chairman Chet Phillips at 7:58 p.m. and led the group in the Pledge of Allegiance. Roll call was taken:

Commissioners: Chet Phillips, Ed Glenn, Neil Livingston, Brenda Profitt, Christie Perry, and Steve Doherty

Executive Director: Karen Pettigrew

Staff: Lila Killingbeck-Recorder, Barry Beyeler, Rick Stokoe, and Jackie McCauley

Audience: Diane Wolfe, Sandy Toms, and Marc Rogelstad

Commissioner Profitt moved to approve the minutes of the October 16, 2012 meeting as presented. Commissioner Glenn seconded the motion. The vote was 5-0-1 abstention (Perry).

### **ACTION ITEM**

#### Central Boardman URA Plan Changes

Director Pettigrew stated that the changes that were approved at the last meeting had been forwarded to Elaine Howard (consultant) and the final document has not been received.

#### West URA District Formation

Director Pettigrew explained that there were 2 bids in the packet for consideration for the establishment of the West URA District. Elaine Howard Consulting had submitted a bid of \$22,310 and Johnson Reid Consulting has submitted a bid in the amount of \$21,860. Director Pettigrew asked if the Commission was ready to move forward.

Commissioner Perry stated that the area that had been discussed in the district is mostly residential with a small amount of commercial. Her concern is that with the development of this district would allow residential development at a lower cost. This lower cost would be an advantage to one or two developers which are the land owners. There are other developers that have developed their property or may plan too and that would be an unfair advantage. Commissioner Doherty agrees with Commissioner Perry.

Commissioner Glenn stated that substantial housing has not been developed because the conventional development is not economically feasible in Boardman. Community Development Director Beyeler was asked how many undeveloped residential lots there were in Boardman. His answer was 74. Commissioner Perry feels that the Boardman Housing Development Fund was developed to help with the funding. Commissioner Glenn stated that that does not lower the cost it only changes the pieces. Commissioner Glenn stated that with the URA district it lowers the infrastructure cost to make a project feasible. Commissioner Perry is not in favor of developing a new district and feels that we should see how the existing Central Boardman URA works before a new district is developed. Chairman Phillips agrees with Commissioner Perry. Chairman Phillips feels that URA district have been successful in other cities, but we need to see how the district works for Boardman. Commissioner Profitt feels that doing the URA study would be valuable information even if the district is not formed. Commissioner Glenn feels that the \$25,000 spent for the study would be worth the cost, and could be stopped at any time through the process.

Commissioner Glenn moved to accept Elaine Howard Consulting bid in the amount of \$22,310 to develop the West Urban Renewal District Plan. The motion died on the floor for lack of a second.

Commissioner Glenn stated that he felt that Elaine Howard Consulting had done a good job with the Central Boardman URA Plan and had given the best bid.

There had been a motion to adjourn with a vote of 5-1.

**Meeting was adjourned 8:45 p.m.**

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Chet Phillips-Chairman

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Lila Killingbeck, Recorder